

# **JUNE LAKE 2010: JUNE LAKE AREA PLAN**

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## **EXECUTIVE SUMMARY**

### **I. SETTING**

Nestled in the Eastern High Sierra, the June Lake Loop's combination of scenic beauty, rural lifestyle and recreational opportunities provide an ideal setting for both summer and winter vacationers. The Loop's four alpine lakes and two roadside streams provide water-based recreational activities during the summer. In winter the June Mountain Ski Area sustains the economy. Fishing, hiking, camping, sightseeing, horseback riding, bicycling, downhill and cross country skiing, snowmobiling and numerous other activities are enjoyed in the Loop.

June Lake's tourist economy is directly tied to its numerous recreational and scenic resources.

June Lake is located in Mono County, California, approximately 300 miles northeast of Los Angeles, 145 miles south of Reno, Nevada, and 15 miles north of Mammoth Lakes (see Figure 1). Recreational visitation is expected to increase as the state's population, particularly the metropolitan Los Angeles area, continues to grow and as the nearby town of Mammoth Lakes evolves into a destination resort. Recreation has always played an important role in June Lake's development and will continue to do so in the future. The area's quaint small-town atmosphere (resident population of 690) and pristine natural setting are its primary attractions. Retaining the existing atmosphere while enhancing the Loop's appeal as a vacation resort will be the primary challenge over the next 20 years. The goals, objectives and policies in the updated Area Plan reflect this underlying concern.

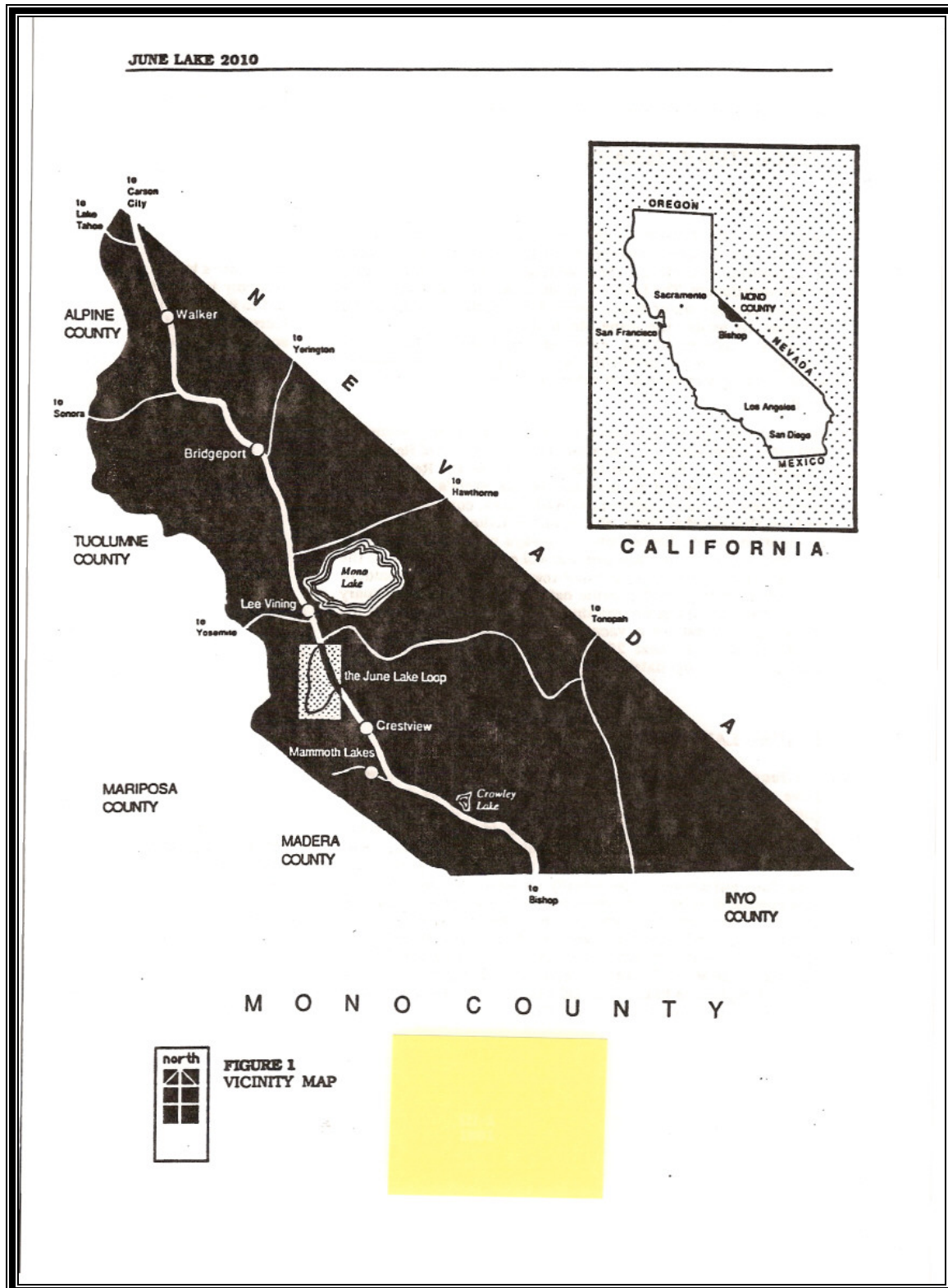
### **II. JUNE LAKE 2010**

The June Lake 2010: June Lake Area Plan has been drafted to serve as a comprehensive, integrated and internally consistent guide for policy decisions and development in June Lake. The document summarizes existing conditions, identifies community issues and potentials, and specifies goals, objectives and policies to guide community development over the next 20 years. The Area Plan supplements the county General Plan by providing area-specific directives. In accordance with state law, it has been drafted to be consistent with the broader directives of Mono County's General Plan. In cases where the Area Plan fails to address particular concerns, such as noise and hazard wastes, policies in the Mono County General Plan will apply. Similarly, zoning in the June Lake Loop, with a few exceptions, conform to the countywide Zoning Code.

The Area Plan is designed to guide land use decisions over the next 20 years.



Figure 1: Vicinity Map



### **III. JUNE LAKE 2010 GOALS**

Planning for a resort community such as June Lake requires balancing the needs of residents against those of visitors. The Loop's scenic beauty and numerous recreational opportunities are its primary attractions for visitors, while the small-town and mountain lifestyle are the attractions for seasonal and permanent residents. Preserving the existing natural environment and the ambience it creates, while accommodating additional development is of primary concern. In addressing this concern, the Area Plan establishes the following goals:

The Area Plan seeks to preserve the existing environment while allowing for additional development.

- That June Lake ultimately develop into a moderately sized, self-contained, year-round community.
- Provide residents with quality housing, and visitors with a wide array of housing alternatives, each designed to promote unique experiences.
- Provide residents and visitors with a level of community facilities that improves the self-sufficiency of June Lake by reducing the demand on community facilities located in outlying areas.
- Plan and develop community infrastructure at a rate that ensures new demands will not overburden existing facilities. Also, ensure that new development provides for associated expansion of existing facilities without placing undue financial burdens on existing users and impacts on the environment.
- Maintain and improve the visual quality of the June Lake Loop's environment by enhancing existing structures, guiding future development and preserving scenic views.
- Conserve and enhance the quality of the June Lake Loop's natural, scenic and cultural resources.
- Provide and maintain a circulation system and related facilities which will promote the orderly, safe and efficient movement of people, goods and services, and at the same time preserve the mountain village character of June Lake.
- Assure that land use policies and development practices minimize risks to life and property, yet provide for new development and growth.
- Expand and strengthen June Lake's tourist-orientated economy by stimulating the development of year-round recreational facilities and attracting and retaining a diversity of businesses, while protecting June Lake's scenic and natural resource values.

- Provide a level of community-oriented recreational facilities and programs that meets the needs of June Lake's population.

#### **IV. PROJECT DESCRIPTION**

On a more specific level, the updated Area Plan tries to achieve these goals by allowing for additional development but minimizing its impact. Effects are minimized by concentrating development in existing community areas, and in less visually and environmentally sensitive areas. It also contains controls on development in sensitive areas. USFS land trades are the primary method used to enlarge the private land base in developed areas and in areas slated for development. Most of the new development will take place in the Loop's established community areas, the Village, the West Village/Rodeo Grounds and Down Canyon. Development in the Pine Cliff area will be contingent upon studies that show proposed uses such as industrial storage, maintenance yards or gravel batch-processing operations are inconsistent and incompatible with existing or proposed uses in other developed community areas. This land use strategy is designed to concentrate development in existing community areas, facilitate the development of a pedestrian-oriented environment and to prevent "leapfrog" development.

Effects of new development are minimized by concentrating development in and around existing areas.

Relative to the existing plan, the updated plan calls for a higher population buildout figure of 12,700 persons compared to 10,500 persons for the current plan. These estimated figures are based upon peak periods and in no case reflect the anticipated resident population. The difference in population figures can be attributed to the larger private land base of the updated plan and to differences in the methods used to calculate peak population figures.

The updated area plan calls for development on approximately 488 acres while the 1974 plan worked with a private land base of 318 acres. In general, the distribution of development under the plans changes slightly. The 1974 plan called for growth in the Rodeo Grounds (Upper Gull Lake Village), West Village and June Mountain base areas; the update increases the area available for growth in the Rodeo Grounds and West Village, but limits development of the June Mountain base. The update also calls for trading sensitive private lands for less-sensitive public lands.

The following provides a brief overview of the development proposed in June Lake's various community areas.

**Pine Cliff**

Proposed land uses in the Pine Cliff area include industrial storage, gravel batch-plant processing operations and other light industrial uses. Development in the Pine Cliff area will be contingent upon studies that show proposed uses are inconsistent and incompatible with existing or proposed uses in other developed community areas. This land use strategy is designed to prevent leapfrog development by concentrating growth in existing community areas. A land exchange with the USFS and the preparation of a Specific Plan must take place prior to developing this area.

Pine Cliff is designated as a conditionally developable area. Potential uses would include industrial storage and other light industrial uses.

**June Lake Village**

Under the update plan, the June Lake Village will continue serving as the Loop's commercial center. Additional commercial lands for new shops, offices and lodging facilities are proposed along S.R. 158. A mixed-use area, which is designed to promote smaller-scale retail or office space and rental housing units, is proposed in the meadow area between June Lake and Gull Lake. Higher-density housing is slated to border the mixed-use area along the lands closest to June and Gull lakes. If feasible, lands on the southern slope overlooking the Village are proposed for exchange into public holdings.

The Village is designated to remain the Loop's commercial center. Additional commercial uses and higher-density housing is proposed.

**West Village and Rodeo Grounds**

The majority of the undeveloped lands in the West Village and Rodeo Grounds are planned for residential and second-homeowner housing, recreational facilities and open areas. Commercial nodes are also planned to provide full-service hotels, convention facilities, large-scale restaurants, night clubs and other intensive commercial uses. The updated plan requires that development occur under well-coordinated Specific Plans. The Specific Plans would balance housing, recreational and entertainment facilities, and promote pedestrian traffic and compatible architectural designs. A coordinated circulation system using mass transit, ski lifts, pedestrian trails and bicycle paths/cross country ski trails is also planned.

The West Village and Rodeo Grounds is slated to contain a commercial center located near June Mountain and a wide variety of housing.

**Down Canyon**

Few changes are proposed for the Down Canyon; it remains primarily oriented to single-family homes and to support commercial and recreational uses. Commercial and recreational uses are planned for a few areas along S.R. 158. Moderate-density residential and commercial lodging uses are proposed in areas with adequate access. Two land trade areas for additional single-family homes and public facilities, such as a neighborhood park and a Down Canyon fire station, are proposed in areas adjacent to the Down Canyon area.

The Down Canyon area will contain single-family homes and pockets of support commercial uses along S.R. 158.

### **Silver Lake Meadow**

The Silver Lake Meadow would remain in the Natural Habitat Protection District, which allows for limited development in non-environmentally sensitive areas. This area is proposed for future land exchange into public holdings.

Limited development or a land exchange is proposed for this area.

### **Private Lands in the Planning Area**

Two pockets of private land outside the June Lake Loop exist in the June Lake Planning Area. The first is located adjacent to the eastern shores of Walker Lake. This area is designated as Planned Unit Development with minimum lot sizes of two acres. The other area of private land, located north of Grant Lake, is owned by the Department of Water and Power. These lands are designated for open space.

## **V. SUMMARY OF CHAPTERS**

The following provides a brief introduction to the various elements of the Area Plan. Some of the state-mandated General Plan elements are grouped together to address particular community concerns and to focus on overlapping or interrelated problems.

### **A. INTRODUCTION**

The Introduction sets the stage for the rest of the document by providing the history of planning in June Lake and the planning process. It also establishes the legal authority of the plan and provides insight into the methods used in preparing the document.

### **B. COMMUNITY DEVELOPMENT ELEMENT**

A moderately sized, self-contained, year-round resort community is the desired goal of the Community Development Element. This element combines land use, housing, community facilities, community infrastructure and community design policies. In general, this element contains environmentally oriented policy measures designed to protect the Loop's visual and natural resources, while encouraging and promoting development. The element calls for expanding the private land base to accommodate additional resident and visitor facilities. Full-service hotels, bed-and-breakfast establishments, restaurants, shops, affordable housing and expanded recreational facilities such as baseball fields and hiking trails could result. The element designates areas for light industrial uses and calls for phasing out incompatible uses in the Village. The needs of residents are provided for by policies calling for affordable housing and expanded community facilities such as a healthcare clinic and/or elementary school. Lastly, architectural design policies will

This element contains the land use, housing, community facility, community infrastructure and community design policies.

protect and enhance the community's appearance and its existing mountain village character.

### **C. OPEN SPACE AND CONSERVATION ELEMENT**

Preserving the Loop's natural, scenic and cultural resources is the main focus of the Open Space and Conservation Element. June Lake's long-term future depends on the surrounding natural environment and its ability to support recreational activities. Recognizing this, the element provides for additional development and usage, yet it contains strict preservation and conservation measures. Key measures promote USFS land exchanges that encourage development in non-sensitive areas and water resource protection measures designed to shield lakes, streams and groundwater from contamination. Air quality, solid waste and cultural resources are also addressed.

This element contains policies related to wildlife, wildlife habitat, water resources, air quality and cultural resources.

### **D. CIRCULATION ELEMENT**

State Route 158, a County-designated scenic highway, and associated collector roads form the Loop's circulation system and are the focal point of the Circulation Element. Located approximately three miles west of U.S. Highway 395, the Loop relies solely on S.R. 158 for access. However, winter conditions and increases in traffic will hinder the highway's effectiveness and may slow the Loop's development. Unimproved and poorly maintained collector roads may also create problems. Efforts to combat these problems rely upon getting people out of their cars and encouraging them to walk or use alternative transportation measures. Convenient parking coupled with walkways and an efficient public transit system are among the prescribed measures.

This element focuses on improving access into the Loop and on upgrading existing roads. Developing alternative transit modes is also encouraged.

### **E. SAFETY ELEMENT**

Steep canyon walls, seismic faults, and geologic and volcanic activities pose dangers to the lives and property of June Lake residents and visitors. In general, the Safety Element deals with natural hazards in two ways. First, in confronting low-probability, high-risk dangers such as volcanic episodes, earthquakes, landslides and avalanches, the element restricts land uses or requires special mitigation measures in areas subject to high safety risks. The second category, relatively high-probability, lower-risk dangers such as fires or medical emergencies are dealt with through institutional changes such as constructing a Down Canyon fire station, retaining paramedic service within the Loop, and developing a healthcare center.

### **F. TOURISM ELEMENT**

Since the June Lake Loop's economy is fully dependent upon recreation and tourism, a separate Tourism Element has been included. This element functions as an economic development element and contains measures designed to enhance the economy by increasing tourism and recreation. The development

The Tourism Element contains economic development policies.

of visitor-oriented facilities such as hiking trails, bike paths, cross country ski trails, snowplay areas, and nighttime entertainment facilities is encouraged. Measures to protect and enhance June Lake's most profitable industry – fishing – are also presented.

#### **G. RECREATION ELEMENT**

Instead of focusing on visitor-oriented facilities, the Recreation Element concentrates on the needs of local residents by calling for traditional recreational opportunities. Community and neighborhood parks and recreation programs are outlined in this element.

The Recreation Element promotes traditional recreational opportunities.

### **VI. TECHNICAL APPENDICES**

A number of technical appendices are also available for review from the county Planning offices in Bridgeport and Mammoth. These appendices serve as support and/or implementing documents for the Area Plan's policies. The following gives a brief overview of these documents:

#### **DRAFT JUNE LAKE ZONING DESIGNATIONS**

The following zoning districts were developed specifically for June Lake. In most cases, they are modified versions of the countywide zoning districts designed with the intent to more specifically guide future land uses in June Lake.

##### **A. DRAFT MULTI-FAMILY RESIDENTIAL, HIGH DISTRICT**

The draft Multiple-Family Residential, High (MFR, High) district, a modified version of the county's MFR district, limits the type of land uses allowed under use permit to strictly residential developments; it prohibits commercial lodging uses (hotels, motels, etc.). The intent is to provide for higher-density residential uses while retaining an area's residential character by reducing the impacts of commercial lodging uses.

##### **B. DRAFT COMMERCIAL LODGING, MODERATE DISTRICT**

The draft Commercial Lodging, Moderate district is intended to provide for moderate density (15 units per acre) commercial lodging and all types of residential uses. The intent is to allow existing commercial lodging uses in predominantly residential areas to continue operating and to allow for replacement and/or expansion.

##### **C. DRAFT COMMERCIAL LODGING, HIGH DISTRICT**

The draft Commercial Lodging, High district is intended to provide for higher density (40 units per acre) commercial lodging and ancillary uses such as limited food-serving facilities and

retail space, and all types of residential uses. The intent is to allow for more intensive land uses near commercial centers and all off major roadways.

#### **D. DRAFT MIXED USE DISTRICT**

The draft Mixed Use zoning designation was developed for the June Lake Village as a way to increase commercial uses and lodging accommodations while providing for employee/affordable housing. As a historical tool, zoning segregates land uses to prevent neighboring incompatible uses. This restricts the flexibility of land uses and often prevents the full utilization of a parcel's development potential. Under the proposed Mixed Use designation, developments containing compatible commercial and residential uses, such as small-scale retail stores, offices, cafes or restaurants, overnight accommodations and residential uses, primarily smaller rental units, are allowed.

#### **RELATED DOCUMENTS**

##### **E. JUNE LAKE RESIDENCE SURVEY AND VISITOR SAMPLE**

Undertaken as part of the data-gathering process for the Area Plan, the June Lake Residence Survey and Visitor Sample (1986) provides an overview of how residents and visitors view locally relevant issues. The document, which consists of two separate surveys, was prepared by the June Lake Citizens Advisory Committee and the Mono County Planning Department as the first step of the update process. The Residence Survey fulfilled two primary purposes: gathering data on the June Lake Loop population and illuminating the needs and concerns of the community. The Visitor Sample gathered the same type of data from the visitor's point of view.

##### **F. JUNE LAKE REDEVELOPMENT FEASIBILITY STUDY**

The Redevelopment Feasibility Study was undertaken first to inventory the existing uses and facilities in the June Lake Village and then to determine the feasibility of utilizing redevelopment mechanisms to fund future improvements. The study found that access into the June Lake Loop and internal circulation within the Village may present a barrier to future development. The study recommends expanding the existing roadway system to provide better regional access and suggests repairing and upgrading the existing collector roadways to provide better internal circulation. The second part of the study contains conceptual redevelopment proposals for the Village and also identifies various funding mechanisms to carry out the proposed development. The report concludes that redevelopment of the Village is feasible, however until a specific redevelopment project or plan is developed, it is difficult to determine precise cost and revenue streams.



## **G. JUNE LAKE LOOP DESIGN GUIDELINES**

Design Guidelines were drafted to preserve as well as enhance June Lake's quaint, mountain village character. Developed by the Loop's Design Review Committee with assistance from Mono County, the draft guidelines recommend design measures for new development. A development's compatibility with the mountain surroundings is stressed over its compliance with a single architectural theme. The guidelines encourage and alternatively discourage certain styles or types of development. The measures differ with respect to each of the Loop's existing and future neighborhood areas and are proposed to be implemented by county planning staff, with local input.

## INTRODUCTION

### I. PLANNING HISTORY

Community-oriented planning in June Lake Loop began approximately 15 years ago with the adoption of the 1974 June Lake General Plan. The Plan, generally a policy-oriented document, sought to balance the expansion of the Loop's recreational and community facilities with the Loop's scenic beauty. To date, the 1974 plan still provides the community's development guidelines. In 1982, the County modified the plan's land use standards by increasing land use densities in the West Village, Village and Down Canyon areas. This change triggered other activities that eventually led to this updated version of the June Lake Area Plan.

The updated plan will replace the existing 1974 June Lake General Plan.

### II. LEGAL AUTHORITY

State law (Government Code Section 65300) requires every city and county to develop and adopt "a comprehensive long-term General Plan for the physical development" of the community/county. Mono County has adopted the Mono County General Plan to satisfy the requirement. The Mono County General Plan, however, is necessarily broad and provides only general direction for development countywide. Recognizing the limitations of the county General Plan, the Board of Supervisors adopted the 1974 June Lake General Plan.

General plans contain policies designed to guide physical development.

Though titled a General Plan, the 1974 June Lake Plan is actually an Area Plan for the June Lake community. Area plans further refine county General Plan policies to address the needs of a particular community. An Area Plan must be internally consistent with the county General Plan, but need not address all of the General Plan issues required by Government Code Section 65302, as long as the county General Plan satisfies these requirements. An Area Plan is adopted in the same manner as a General Plan, with noticed public hearings before both the county Planning Commission and the Board of Supervisors.

Area plans allow communities to refine countywide General Plan policies to meet specific local conditions.

### III. THE PLANNING AREA

Government Code Section 65300, in addition to mandating the preparation of general plans for specific jurisdictions, also calls for plans to include "any land outside its boundaries which in the planning agency's judgment bears relation to its planning." Under this authority, the June Lake Area Plan establishes a planning area that stretches from the Town of Mammoth Lakes planning area's northern boundary to the southern boundary of the Mono Basin Scenic Area. Minarets Wilderness Area forms the western boundary, while the east is bounded by the southwest boundary

of the Mono Basin Scenic Area and U.S. 395 (see Figure 2). The planning area encompasses recreational areas located near the June Lake Loop. Only Walker Lake provides backcountry fishing opportunities in the planning area, but numerous other lakes such as Parker, Agnew, Gem and Alger are accessed through the area. Lower Rush Creek along with Walker and Parker creeks could provide additional fishing opportunities. Winter activities include snowmobiling areas east of U.S. 395 near the south June Lake junction and cross country skiing near Hartley Springs. In addition, the Hartley Springs area may be developed as an alpine ski area that would connect with the existing June Mountain Ski Area.

The Area Plan concentrates primarily on the private and developed public lands contained in the June Lake Loop and on pockets of private land within the planning area. Public lands outside the June Lake Loop managed by the U.S. Forest Service (USFS) were considered, but judged to be outside the focus of the Area Plan. The USFS management prescriptions contained in the Inyo National Forest's Land and Resource Management Plan (1988) will apply to those lands.

Area Plan policies pertain primarily to private lands in and around the Loop.

#### **IV. THE UPDATE PROCESS**

The County and June Lake Community have cooperated in revising the Area Plan. Planning efforts began in 1985 with appointment of a June Lake Citizens Advisory Committee (CAC) by the Board of Supervisors. The CAC was charged with overseeing the plan's preparation and providing public input. In 1986 a report, entitled the June Lake Residence Survey and Visitors Sample, was prepared by the Citizens Advisory Committee and the Mono County Planning Department; this report provides much of the information used to generate the policies in the updated plan. Other surveys conducted and/or used in formulating this document included a motel survey of winter and summer visitors, a USFS campground survey, and a CAC visual resources survey. Technical field studies and other reference materials were also used.

The Area Plan was developed under the guidance of the June Lake Citizens Advisory Committee.

Besides assisting in data collection, the June Lake CAC held numerous meetings to discuss and formulate the plan's goals and policies. County Planning Department staff and a consultant retained to prepare an initial draft, facilitated the process and provided technical input and direction. Representatives from federal, state and local agencies also provided input. As a result, the document is primarily the product of CAC efforts, with guidance and technical assistance from the County.



## **V. FORMAT**

The June Lake Area Plan consists of six policy chapters that address six of the seven General Plan Elements mandated by state law (Government Code Section 65302). The Area Plan does not discuss noise, the omitted state-mandated element, because at present, June Lake lacks noise-related problems. Issues associated with noise are addressed in the Mono County General Plan. Other sections, such as the housing chapter, act to supplement the county General Plan elements and may rely on county General Plan policies to meet planning law requirements.

The Area Plan identifies problems or issues facing the community and proposes subsequent policy measures. Interrelationships between issues and policy measures are highlighted by the numbers in parentheses following objectives, policies and actions. The numbers refer to the associated issues identified at the beginning of each section.

Beginning with the Community Development Element, each chapter opens with an introduction and summary that briefly overviews applicable state law requirements. Specific issues, based on information from the Master Environmental Assessment, are then summarized briefly. The goals, objectives, policies and actions that follow are designed not only to confront current issues, but also to anticipate and prevent future problems. Table 1 briefly defines these terms:

**TABLE 1: DEFINITIONS**

ISSUE:	A summary of concerns, problems or potentials facing the community.
GOAL:	A general, long-term purpose or end toward which the County and community will strive.
OBJECTIVE:	A specific statement of desired future conditions, which support broader, ultimate goals.
Policy:	A specific statement of principal or of guiding action designed to achieve the goals and objectives.
Action:	A specific program or strategy designed to support and implement policies.

As the table points out, the policies and actions form the implementation programs, while the goals and objectives provide long-term guidance. Community needs and desires are translated into goals and objectives, which in turn are followed by policy and action measures. Policies and actions identify measures and agencies responsible for working toward the desired ends identified by the goals and objectives.

## **VI. USING THE DOCUMENT**

The overlapping nature and the complexity of problems facing June Lake require that the policy statements interrelate and complement each other. Fulfilling this requirement and avoiding redundancy often requires cross-referencing between the document's separate elements. In general, the land use section of the Community Development Element provides the most complete information by identifying development constraints and calling for specific land use intensities. It also provides references to other elements when more specific policies are necessary.

### **MAPS, TABLES AND FIGURES**

Maps, tables and figures, in general, play a secondary role as they help illustrate the policy statements provided in the text. Their primary purpose is to complement the policy statements by conveying information in an easily understandable manner. In some instances, however, such as the land use maps, strict state guidelines apply. These guidelines, for example, require maps to define the specific use and the land use intensity of parcels.

## **VII. ADMINISTERING THE AREA PLAN**

Once adopted, the June Lake Area Plan will be used as the foundation for future land use decisions made by the Planning Department, Planning Commission and Board of Supervisors. The Loop's Citizens Advisory Committee may also provide input. The County must ensure that proposed projects in June Lake conform to the Area and countywide General Plan, the Zoning Code and other local, state and federal laws. In most instances, the Planning Commission and Board of Supervisors, through the public hearing process, will have the final decision-making authority.

The Area Plan will be the foundation for future land use decisions of planning staff, the Planning Commission and Board of Supervisors.

To ensure that the Area Plan remains applicable to the changing conditions of the community, the Planning Department will review the plan annually and present a status report to the Planning Commission and Board of Supervisors. The Board of Supervisors, the Planning Commission, and property owners may initiate changes to the plan through the General Plan Amendment process. State law prohibits the County from amending the plan more than four times a year.

The Planning Department will also annually review and initiate necessary supplements/revisions to the accompanying Master Environmental Assessment. Yearly reviews will consist of reviewing and incorporating new environmental information into the MEA. It is intended that the MEA continue serving as an up-to-date reference for general environmental information for the June Lake area.

## **COMMUNITY DEVELOPMENT ELEMENT**

### **I. INTRODUCTION AND SUMMARY**

The Community Development Element addresses June Lake's Land Use, Local Economy, Housing, Community Facility and Infrastructure, and Community Design issues. The combined format was chosen to avoid repetition and to connect these closely interrelating components of the community.

The General Plan's land use component is the most visible element guiding a community's physical and social development. State law requires the land use section to designate the proposed general distribution, location and extent of land use for all categories of potential uses. Population density and building intensity standards are also required. The directives of this section act to summarize and correlate the policies of the Plan's other elements.

The housing section identifies and analyzes the existing and projected housing needs of the community, and then outlines provisions to meet those needs. The Area Plan relies on the county Housing Element to fulfill the state law requirements for housing element content.

The community facilities section of this element identifies June Lake's existing community facilities, which include schools, libraries and healthcare, among others. Other services such as water delivery, sewage treatment, utility, and phone services, are discussed in the community infrastructure section. Roadways are addressed in the Plan's Circulation Element.

The community design section identifies measures that help the built environment complement the surrounding natural setting. It also contains measures to visually link the Loop's community areas as well as visual elements of individual neighborhoods.

#### **COMMUNITY DEVELOPMENT ELEMENT**

##### **CONTAINS:**

**LAND USE,  
HOUSING,  
COMMUNITY  
FACILITIES,  
COMMUNITY  
INFRASTRUCTURE,  
AND COMMUNITY  
DESIGN  
SECTIONS**

## II. ISSUES

### GENERAL

1) The Community Development Element primarily focuses on the Loop's physical development, but social issues are inherently influenced by the physical development patterns. The community's future growth will have social impacts on current and future residents.

2) The Community wants to minimize urban sprawl by allowing development to take place in designated subareas ringed by buffers of open space and recreational use lands. The community envisions concentrating development in tightly knit satellite villages that support the higher density and more commercialized June Lake Village. The June Lake Residence Survey indicates that most residents and visitors desire a moderately sized year-round, self-contained community.

Moderately sized year-round, self-contained resort community.

3) The Loop's growth is inhibited by the surrounding natural environment, the lack of privately-owned land, and according to the June Lake Residence Survey and Visitor Sample (1986), the desire to maintain its unique, mountain village character. These conditions necessitate controlled expansion, infill and recycling of the existing built environment.

Environment and mountain village character restrict growth.

4) The June Lake Loop's economy has entered a transitional period. Summer usage, primarily associated with fishing, currently generates the majority of the community's income, although current and future improvements to the June Mountain Ski Area are expected to bolster the winter economy.

June Mountain improvements are expected to improve local economy.

5) The large influx of seasonal residents, workers and visitors hinders gathering accurate data on June Lake's population. The lack of data increases the difficulty of addressing the Loop's needs.

6) The relatively small resident population, an estimated 690 persons, does not constitute a viable economic foundation. Studies have indicated that a population of 1,500 to 2,000 persons is needed to create a self-supporting consumer economy. Presently, most residents conduct their shopping in Mammoth Lakes or when major purchases are involved, in Bishop or Reno.

Small population does not form a sufficient economic foundation.

7) Improvements to the June Mountain Ski Area are intended to increase the mountain's capacity from approximately 2,250 skiers at one time (SAOT) to 3,900 SAOT, and the Inyo National Forest Plan allows for June Mountain to expand to an ultimate capacity of 7,000 SAOT. Local accommodations, however, are not sufficient to handle the expected influx of ski-related visitors.



8) Ski area expansion proposals have considered developing areas south of June Mountain. These areas could connect with June Mountain and may eventually lead to the creation of a regional ski area anchored by June and Mammoth Mountains.

## LAND USE

9) Land use plays a critical role in defining a community's appearance as well as protecting and maintaining the health and well-being of its citizens. Early land use practices allowed June Lake to develop with a minimum of capital improvements and a lack of regard for environmental constraints.

Community appearance is controlled by land use practices.

10) The June Lake Village exhibits numerous examples of conflicting land uses. These include: commercial and industrial uses mixed with motel and residential development; the Village's dense commercial district supported by inadequate roads and limited parking; and haphazard, substandard development in the meadow area. Much of the development is also influenced by environmental constraints.

11) Developable land within the June Lake Loop is limited by natural constraints and the limited supply of private lands. Up to this point, development has occurred on private lands surrounded by Inyo National Forest Lands. Approximately half of the 419 acres of private land has been developed (See Figure 3). Future growth will depend heavily upon the land trade policies and procedures of the USFS. Steep canyon walls, sensitive wildlife habitat, and limited access routes also prevent development in many places. Private holdings in the planning area consist of a 120-acre parcel located west of Walker Lake and Department of Water and Power lands (see Figure 4).

USFS is the largest land owner in the June Lake Loop. Expansion will hinge upon USFS land trade policies and procedures.

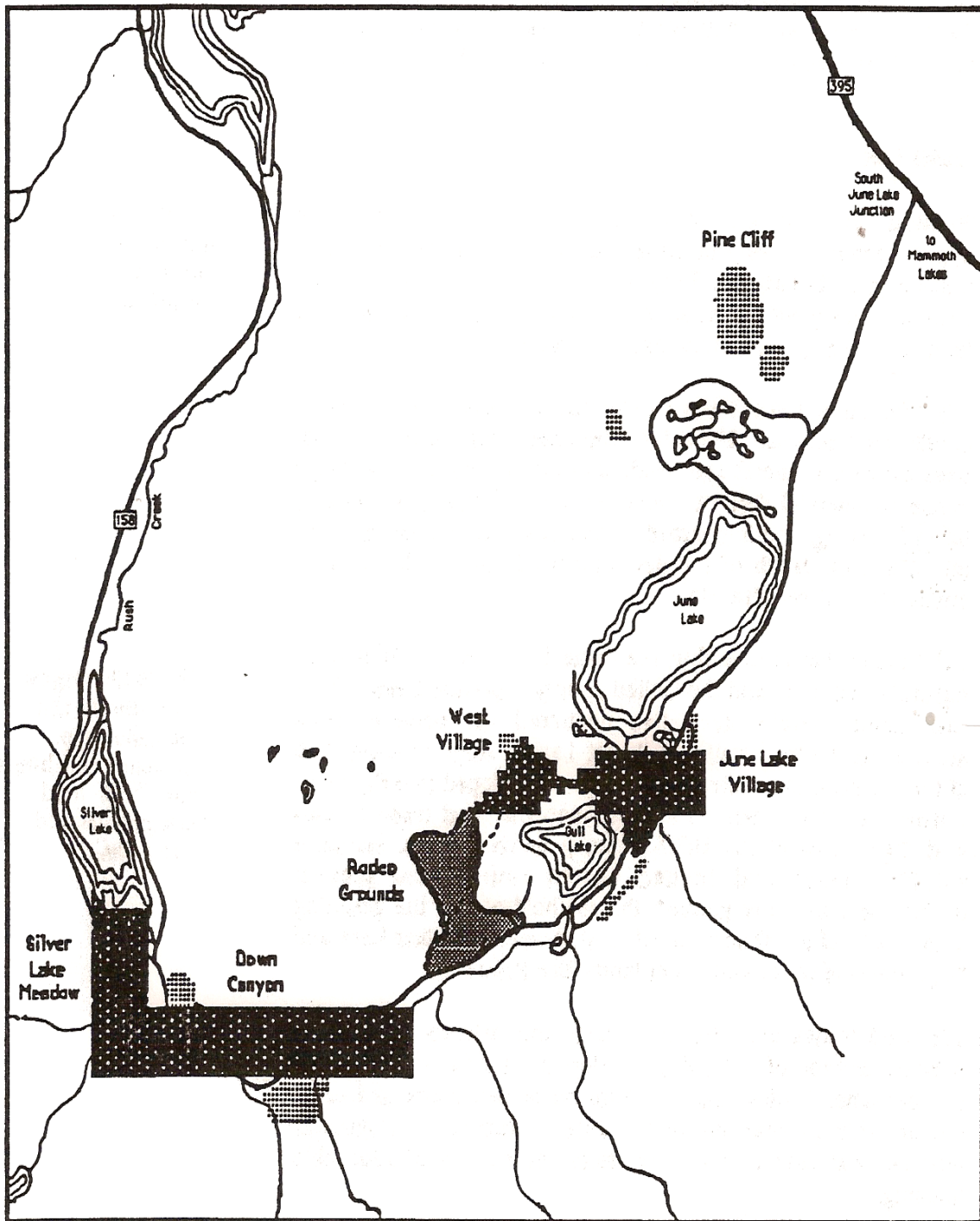
12) Land trades involving the USFS and private parties, the primary method of obtaining developable lands, are slow and cumbersome. Trades take a minimum of five years and often longer. This process limits the rate of future development, inflates local land cost, and restricts the supply of affordable housing.

13) The USFS and the June Mountain Ski Area are negotiating a 90-acre land exchange in the Rodeo Grounds area. Subsequent development triggered by this exchange will influence the character of the entire community.

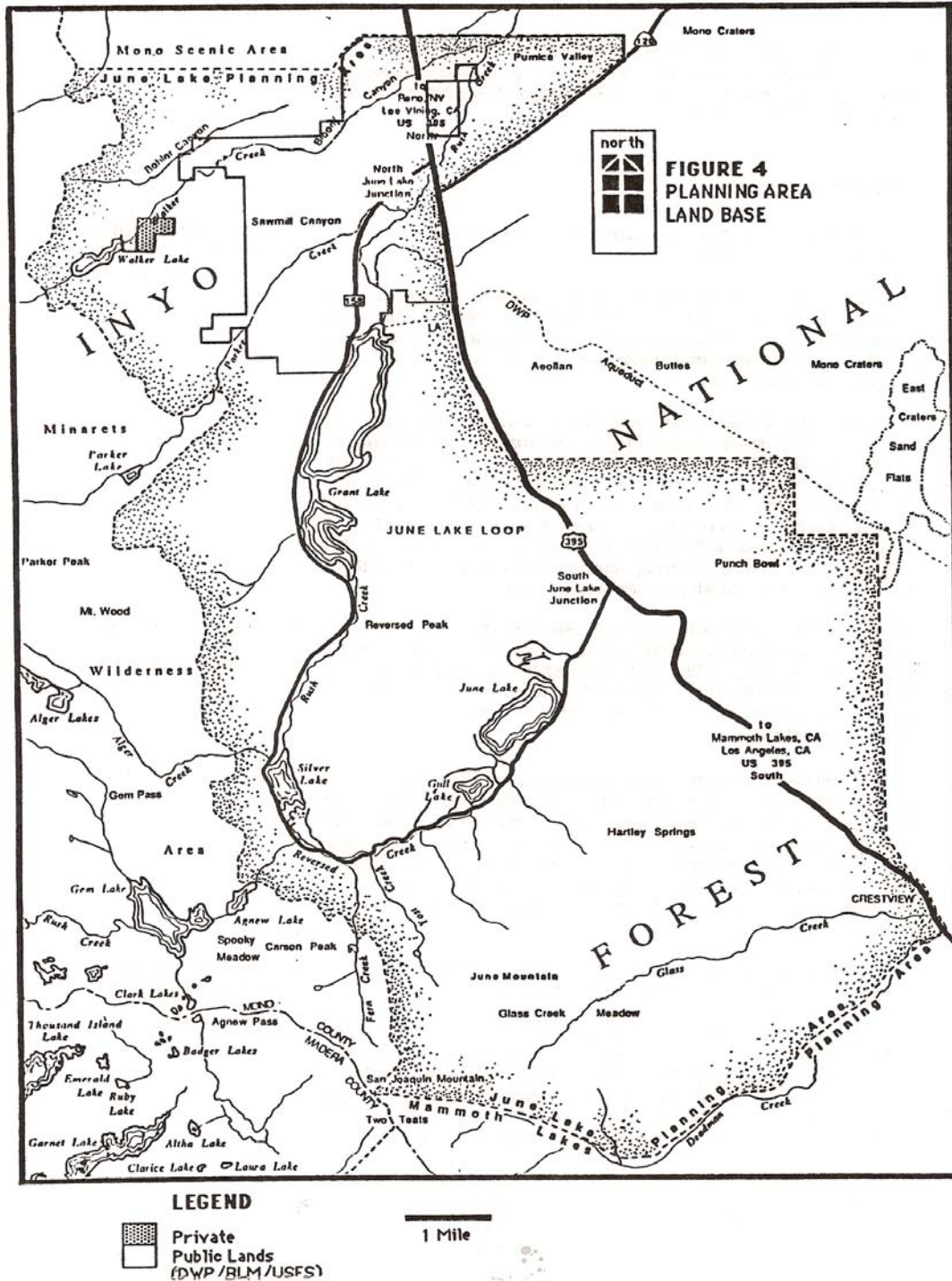
14) The June Lake Residence Survey and Visitor Sample (1986) indicates that residents and visitors desire the permanent protection of meadow and wetland areas along parts of SR 158 near Silver Lake and on the backshore of Gull Lake. The protection of riparian habitat along Rush Creek between Silver and Grant lakes and below Grant Lake, as well as along lakeshores, is also preferred.

Protect wetlands and sensitive meadows.

**FIGURE 3:  
PRIVATE LAND BASE**



**FIGURE 4:  
PLANNING AREA LAND BASE**



15) Development is concentrated in four areas throughout the June Lake Loop. The subareas include: the June Lake Village; Down Canyon; and the largely undeveloped West Village/Rodeo Grounds and Pine Cliff areas.

## **HOUSING**

16) The majority of the June Lake Loop's rental and affordable units exists in the Village.

The Village contains most of the affordable housing.

17) The construction of single-family residences on vacant lots comprises the majority of development activity. Obtaining financial backing for higher-density residential units such as apartments and condominiums has been problematic and has slowed their construction.

18) Conflicting opinions exist over the condition of the June Lake Loop's housing stock. According to the June Lake Residence Survey (1986), 87 percent of June Lake residents consider their housing to be in good or excellent condition, while a 1981 survey by the Inyo-Mono Association of Governmental Entities found that 81 percent of housing units needed major rehabilitation or replacement. This difference in opinions will increase the difficulty of adopting housing improvement programs such as redevelopment or housing rehabilitation measures.

19) According to the June Lake Residence Survey (1986), 33 percent of households spend over 30 percent of their monthly income on housing. The United States Department of Housing and Urban Development (HUD) uses 30 percent of gross household monthly income as the maximum level of income that should be spent on housing.

High housing costs force one-third of households to overspend for housing.

20) According to the June Lake Residence Survey (1986), June Lake residents, most of whom reside in single-family homes and have lived in the community more than four years, would like new housing units to consist of single-family homes, bed-and-breakfast establishments and motels/hotels; condominiums were not highly regarded. Seasonal residents felt no additional housing was needed. Both groups identified the need for affordable housing.

21) Housing or lodging facilities are oriented primarily to second-home owners and tourists, not to local housing needs.

Visitor-oriented housing market places residents at a disadvantage.

22) The Village and the Down Canyon areas contain most of the community's housing stock. Single-family homes, the dominant housing type, make up the majority of housing in the Down Canyon area. The Village has a more diverse mixture of housing, as it contains single- and multi-family residences, condominiums, apartments, motels, mobile homes, and lodges.

23) The West Village and adjoining Rodeo Grounds are largely undeveloped at this time. This area contains the majority of undeveloped private land available for community expansion.

Development is expected in the West Village and Rodeo Grounds.

### **COMMUNITY FACILITIES**

24) The June Lake Residence Survey and Visitor Sample (1986) indicates that residents and visitors desire more private and public amenities. Desired private amenities include more restaurants, entertainment facilities, food and retail stores, and a pharmacy; public amenities include healthcare facilities, local schools and recreational facilities (discussed in detail in the Recreation Element).

Residents desire community-oriented retail services and public facilities.

25) The June Lake Loop does not contain any schools. Consequently, during winter, school-aged children must travel through avalanche zones on their way to schools in Lee Vining and Mammoth. According to the June Lake Residence Survey (1986), 84 percent of school-aged children live in the June Lake Village.

26) There are no public or private healthcare clinics within the June Lake Loop. The community, in conjunction with Mono County, has undertaken efforts recently to construct healthcare facilities near the Community Center.

27) The Mono County Health Department offers a full range of health services through its Mammoth Lakes and Bridgeport offices. The closest full-service general and emergency medical care facilities are located in Mammoth Lakes and Bishop, 22 and 60 miles south, respectively. Bridgeport, 42 miles north, also offers healthcare facilities (Fire, Police and Paramedic/Search and Rescue are discussed in the Safety Element).

28) The June Lake Public Utility District, the operator of the loop-wide sewage system, indicates that the existing system, following key facility improvements, will have adequate capacity to meet the area's wastewater needs at full buildout (water-supply policies are contained in the Open Space and Conservation Element).

29) Telephone service and electricity are provided by Contel and Southern California Edison, respectively; neither entity foresees a problem meeting future community demands.

**COMMUNITY DESIGN**

30) According to the June Lake Visitor Sample (1986), visitors are attracted to the Loop for its natural, not built, environment. Recent studies found that June Lake's built environment lacks aesthetic elements and strongly relies on the area's natural features for visual distinction. Furthermore, the studies revealed that the built environment actually detracts from the natural environment. The absence of major year-round nodes, distinct landmarks, and strong relationships among the town's visual elements were cited as common factors.

New development must enhance, not degrade, the Loop's scenic vistas.

31) The June Lake Loop's built environment has a close physical association with SR 158. Visitor perceptions of the community are initially developed as they drive along SR 158.

32) Each of the Loop's four developed regions has a unique character and relationship to the natural environment. In linking the Loop's built environment, it is equally important to strengthen the particular qualities of an individual district.

### III. POLICIES

#### A. LAND USE

##### I. INTRODUCTION

The Land Use section summarizes existing land uses and provides a land use plan to guide future development over the next 20 years. State law (Government Code Section 65302 [a]) requires that a land use section designate "the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space ... and other categories of public and private uses of land." It shall also include a "statement of the standards of population density and building intensity recommended for the various districts ... covered by the plan." Land use objectives and policies are set forth, together with density and building intensity standards for each planned land use district.

##### EXISTING LAND USES

Five distinct areas form the foundation of the June Lake community. Primarily concentrated in the Loop's southern half, the major areas are designated as the Pine Cliff, June Lake Village, the West Village/Rodeo Grounds, the Down Canyon and Silver Lake Meadow areas. Numerous factors, such as environmental constraints and differing stages of development, have given each area a unique identity and, therefore, its own set of problems and development potential. The following provides a brief synopsis of each areas existing development (See Figures 5 - 5.E). Planned land uses are outlined later in the Planned Land Use Section.

June Lake contains five districts: the Pine Cliff, June Lake Village, West Village/Rodeo Grounds, Down Canyon and Silver Lake Meadow areas.

##### Pine Cliff

Located off SR 158 and removed from most of the Loop's development and scenic resources, the Pine Cliff area presents a special opportunity for development. Presently, a portion of the Pine Cliff area is used for recreational camping and for gravel mining and processing operations, the remainder consists of relatively flat lands supporting sagebrush and scattered pines. Future growth will require obtaining National Forest lands or special use permits.

##### June Lake Village

The Village is recognized as the Loop's commercial-residential center and its most vital component. However, like many urban downtowns and older community areas, the June Lake Village is in need of rehabilitation combined with additional development. Some of the problems in the Village include: incompatible land uses, an inadequate circulation system, inadequate parking, small lot sizes and fragmented ownership. Environmental constraints such as avalanche hazards originating from the

north-facing slopes overlooking the Village, and steep slopes in the same area, also hinder development.

**West Village/Rodeo Grounds**

Largely undeveloped, the 145 acres of the West Village/Rodeo Grounds represent the largest portion of undeveloped private land in the June Lake Loop. Development in this area will provide housing and entertainment facilities for visitors, and additional housing, recreational and community facilities for residents. The interruption of scenic vistas along Gull Lake's backshore and along SR 158 near June Mountain, steep slopes, and other environmental constraints may limit development in this area. The potential to dilute or adversely impact the Village's commercial core must be considered in developing this area.

**Down Canyon**

Seasonal and year-round single-family residential use is the predominant land use in the Down Canyon area. The Down Canyon's established single-family residential character and limited availability of developable land favors the infill and rehabilitation of this area. Steep slopes, riparian woodland habitat, high groundwater and wetlands, among other environmental constraints, together with inadequate transportation facilities, and the neighborhood's desire to maintain the area's existing character, may hinder development.

**Silver Lake Meadow**

Consisting of potential and identified wetlands, the Silver Lake Meadow's development potential is limited by strict federal wetland development guidelines. These requirements will allow for limited development of non-wetland areas, with the balance of the land retained in its natural state.



**TABLE 2: INVENTORY OF PRIVATE LANDS**

Area	Acres	% of total
Village	81	19
Down Canyon	283 <sup>1,2</sup>	68
West Village/ Rodeo Grounds	55	13
Pine Cliff	--	--
Totals	419	100 %
<p>1. ~ 60 acres, located in the Silver Lake Meadow, has limited development potential.</p> <p>2 ~ 30 acres are proposed for future USFS land exchange.</p> <p>3 ~ 90-acre parcel going through USFS land exchange process.</p>		

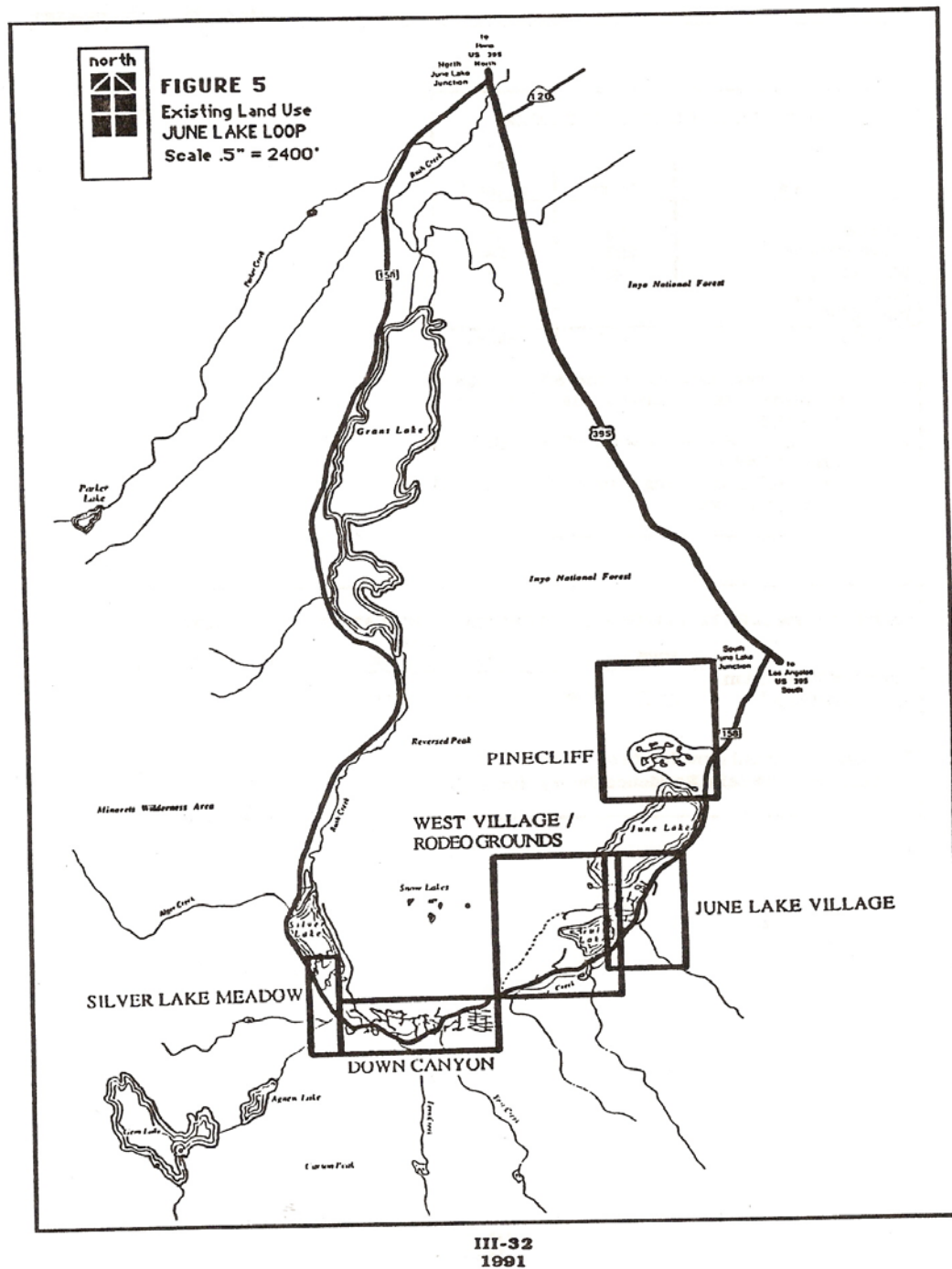
**TABLE 3: PROJECTED PERMANENT RESIDENT POPULATION AT BUILDOUT**

	YEAR					
	1985	1990	1995	2000	2005	2010
Expected Population						
June Lake Loop <sup>1</sup>	650 <sup>2</sup>	693	740	789	842	898

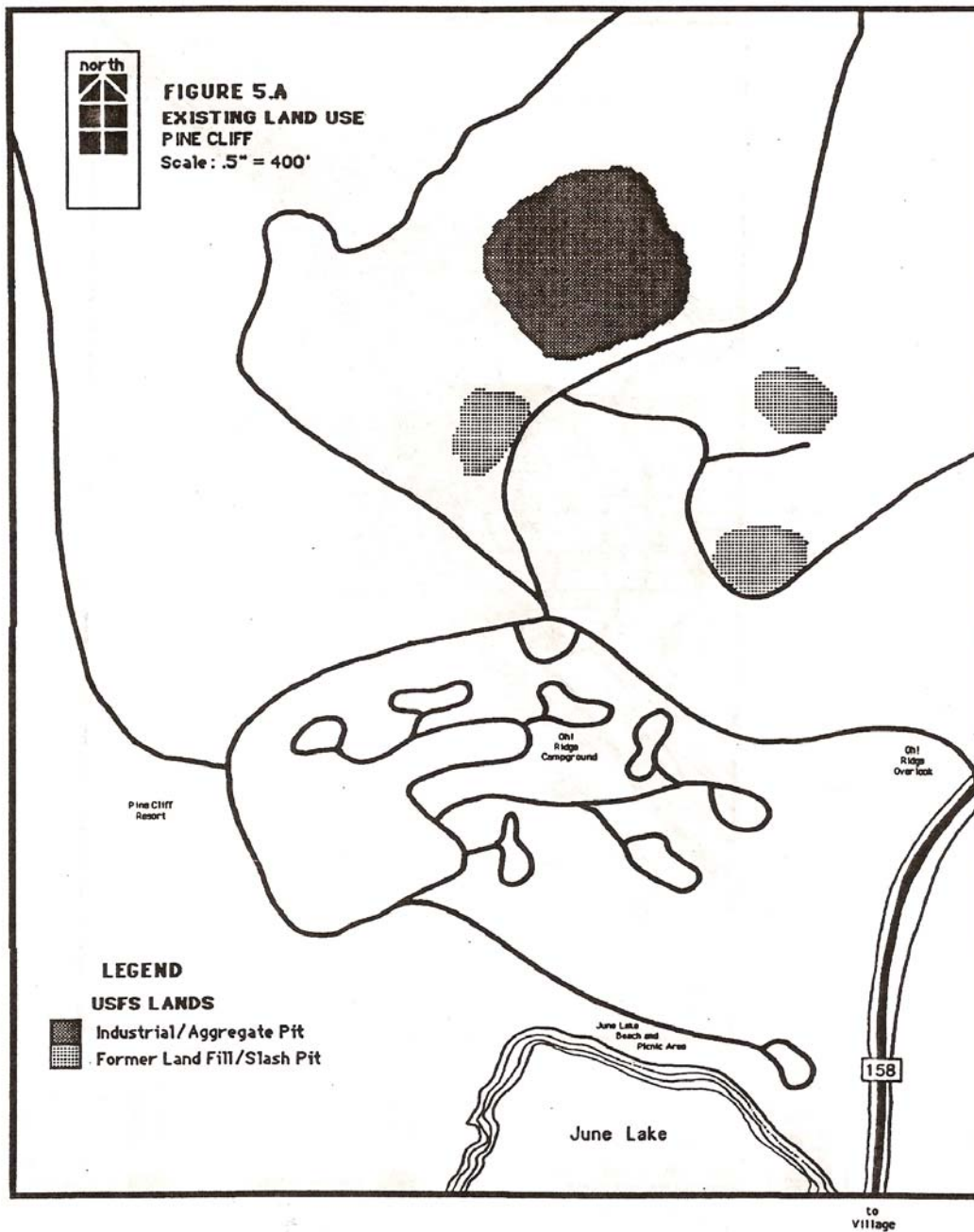
<sup>1</sup> Assumes annual growth rate of 1.3 %.

<sup>2</sup> Based on June Lake Residence Survey, 1986.

**FIGURE 5:  
EXISTING LAND USE  
JUNE LAKE LOOP**

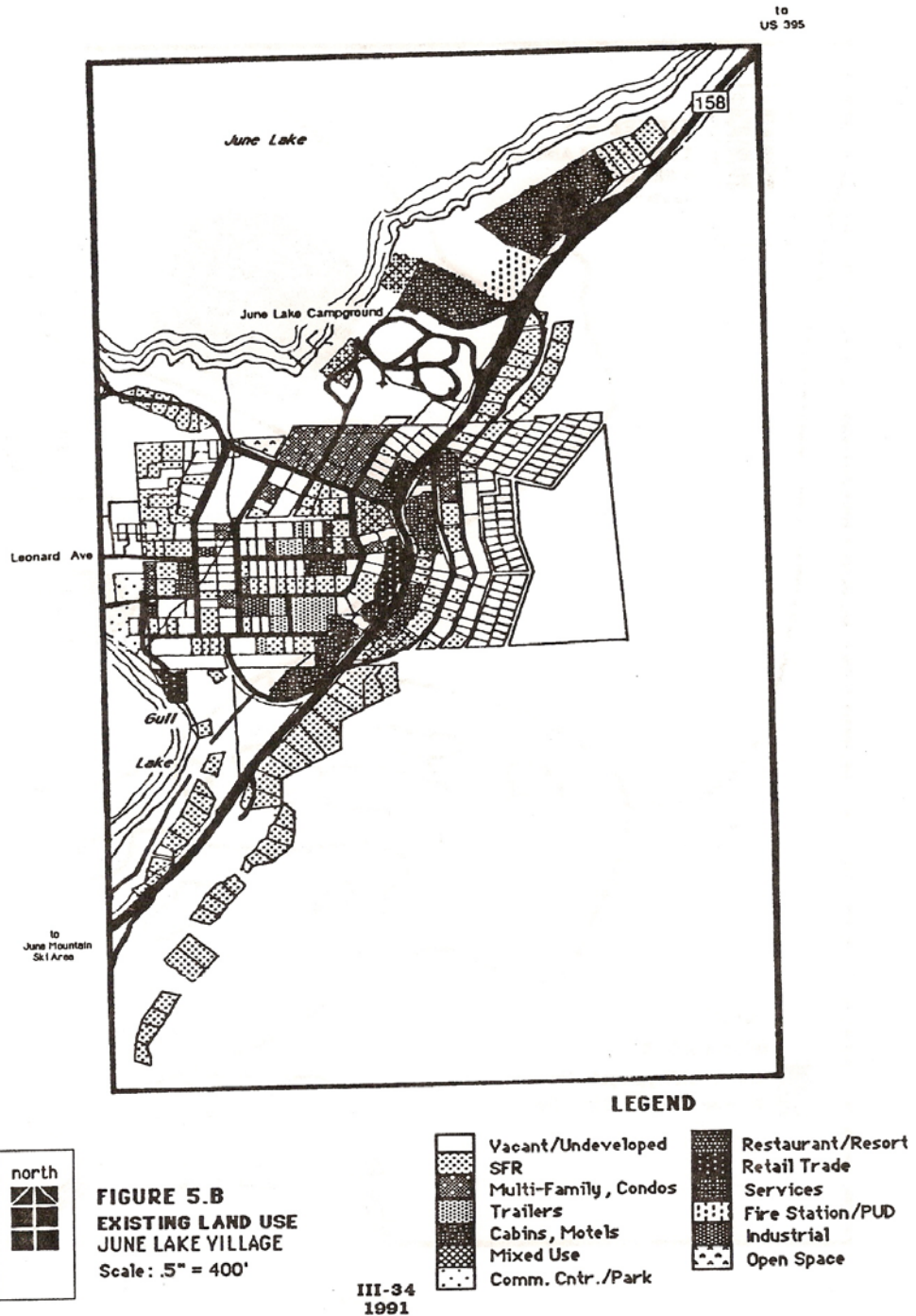


**FIGURE 5A:  
EXISTING LAND USE  
PINE CLIFF**

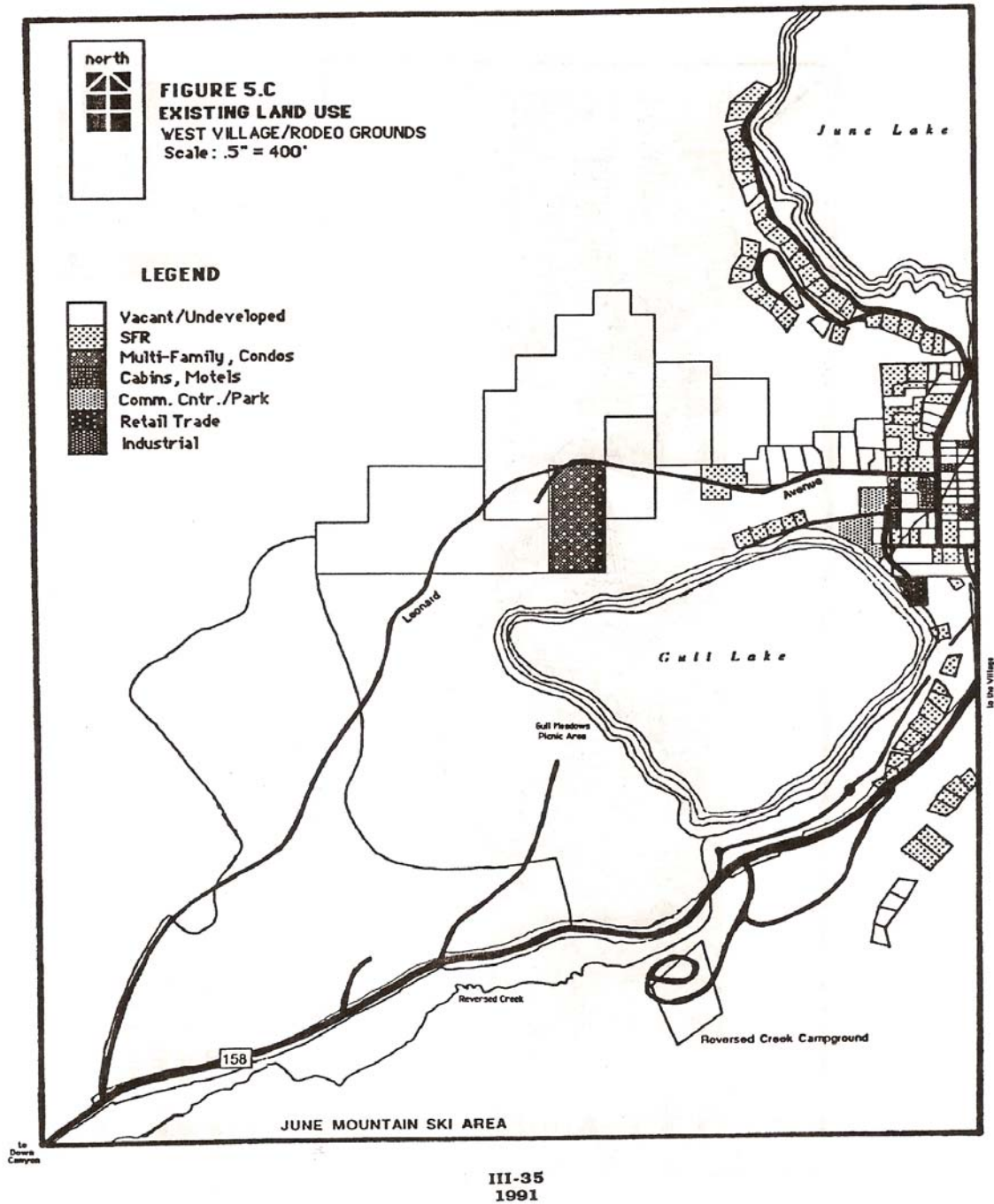


III-33  
1991

**FIGURE 5.B:  
EXISITNG LAND USE  
JUNE LAKE VILLAGE**

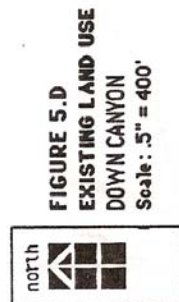
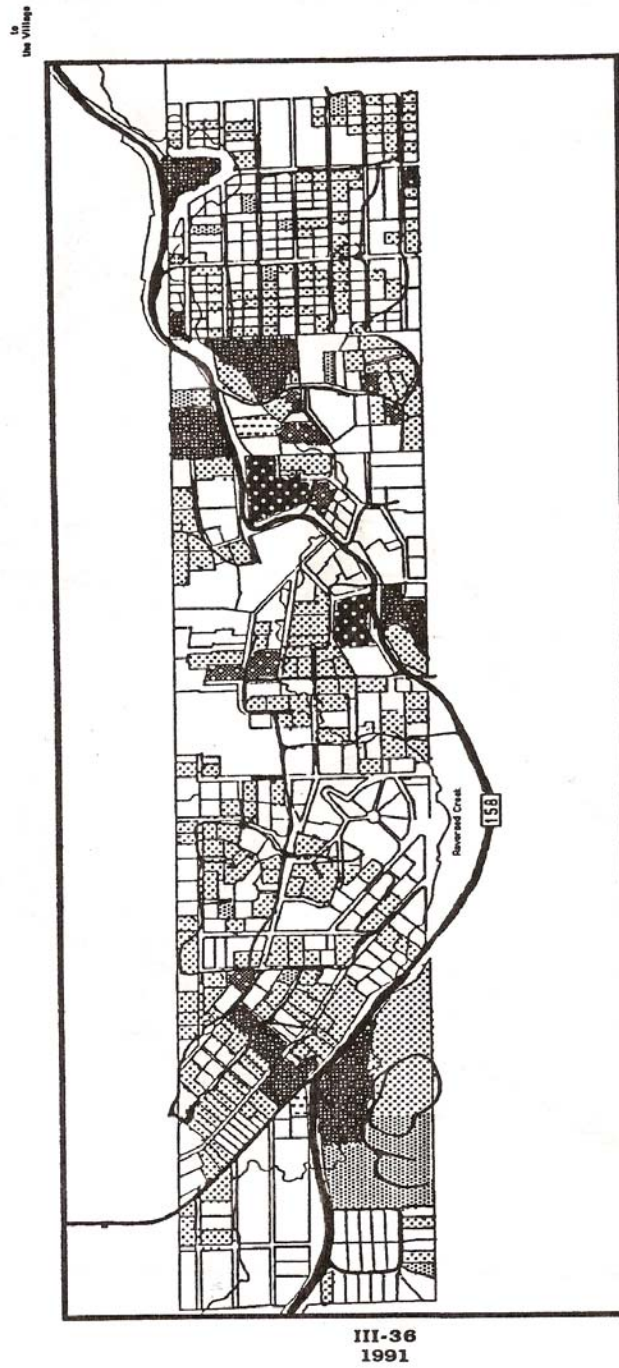


**FIGURE 5.C:  
EXISTING LAND USE  
WEST VILLAGE/RODEO GROUNDS**

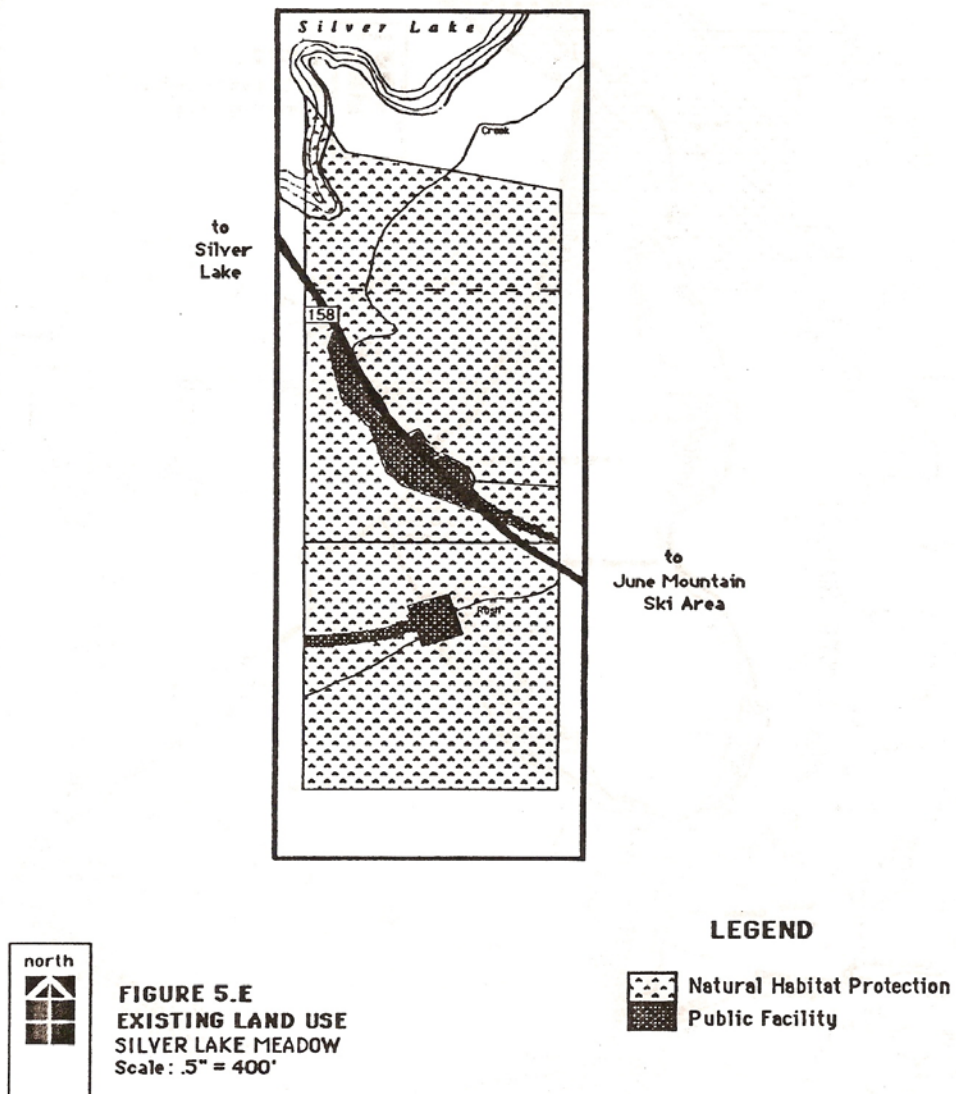




**FIGURE 5.D:  
EXISTING LAND USE  
DOWN CANYON**



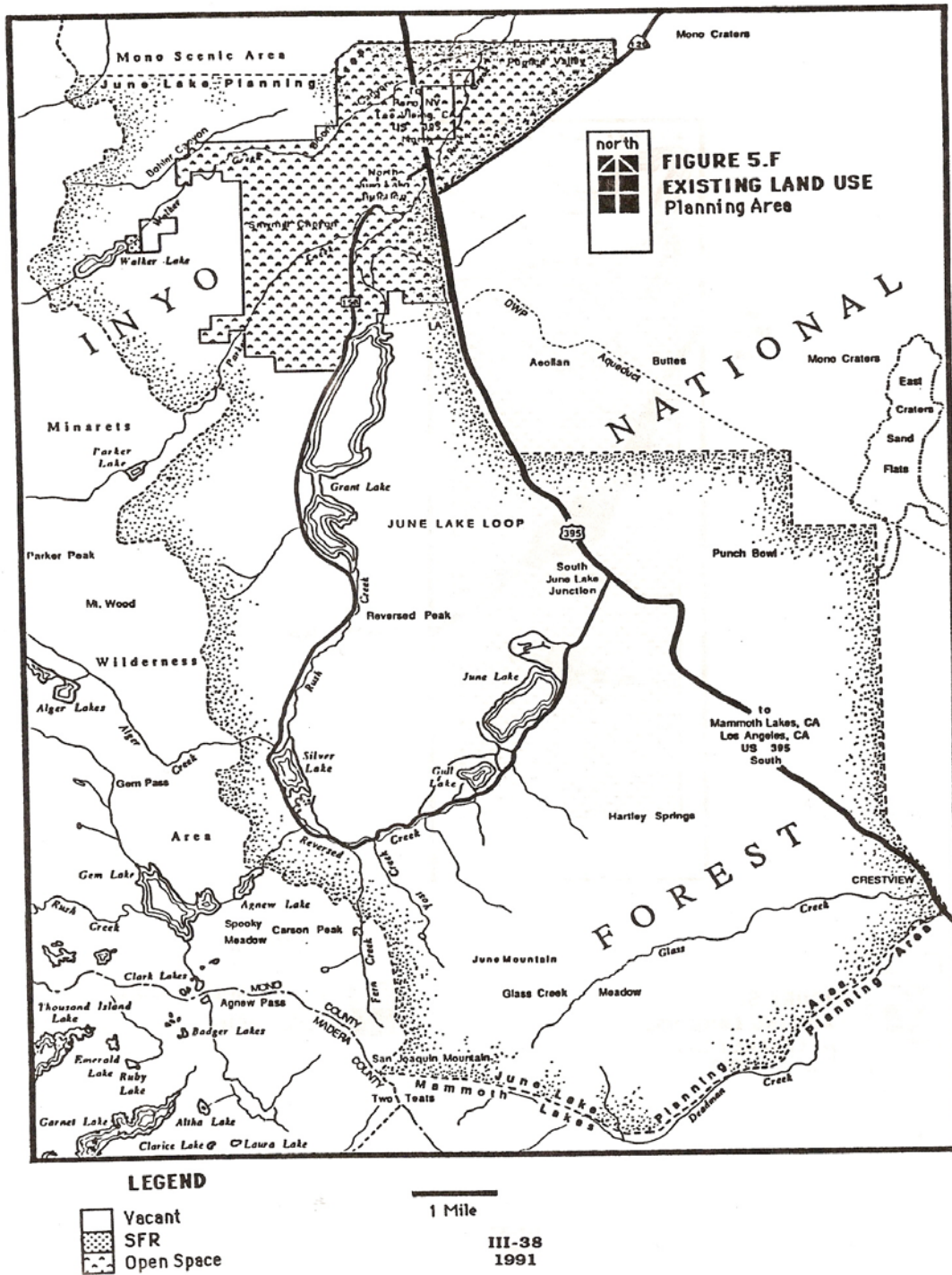
**FIGURE 5.E:  
EXISTING LAND USE  
SILVER LAKE MEADOW**



III-37  
1991

III-17  
1991

**FIGURE 5.F:  
EXISTING LAND USE  
PLANNING AREA**





## **II. POLICIES**

### **GOAL**

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That June Lake ultimately develop into a moderately sized, self-contained, year-round community.

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### **OBJECTIVE A**

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Promote the expansion of the June Lake Loop's privately owned land base to accommodate planned community growth (2,9,10,11,14,24).

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Expand June Lake's private land base.

Policy 1: Promote, where reasonable and feasible, the use of USFS land exchanges to enlarge the privately owned land base to meet community needs (3,11).

Action 1.1: Work with the U.S. Forest Service in identifying suitable lands for exchange or purchase. Lands in the West Village/Rodeo Grounds, Down Canyon and Pine Cliff areas should receive priority consideration. This program should respond to the changing needs and desires of the June Lake Community (11,12,14,24).

Action 1.2: Designate potential land exchange areas on the Land Use Maps and require specific plans prior to developing these areas (2,3,9,24).

Policy 2: Promote land trades that transfer developable, non-sensitive lands into private ownership and that exclude hazardous and environmentally sensitive lands from such transfers. Where feasible, the land exchange process should involve lands in the June Lake Planning Area. Reverse land exchanges that transfer hazardous or environmentally sensitive lands in private ownership to public ownership should also be encouraged (2,3,11,14).

Action 2.1: Work with and support the USFS in the delineation of land exchange boundaries that retain sensitive areas in public ownership and transfer private lands in sensitive areas to public ownership (11,14).

### **OBJECTIVE B**

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Promote well-planned and functional community development that retains June Lake's mountain community character and tourist-oriented economy.

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Policy 1: Use specific plans to guide the development of large parcels in undeveloped areas (2,3,9,15,23,24).

Action 1.1: Require the preparation of well-coordinated specific plans for the West Village/Rodeo Grounds prior to further development. Specific plans should also be prepared for undeveloped National Forest lands being exchanged into private ownership. This would include potential exchange lands at Pine Cliff and Down Canyon (2,3,9,14,24).

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**OBJECTIVE C**

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Contain growth in and adjacent to existing developed areas, and retain open-space buffers around each area (2).

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Contain growth in and around existing developed areas.

Policy 1: Encourage compatible development in existing and adjacent to neighborhood areas (2,32).

Action 1.1: Use the area specific land use maps, specific plans, the Plan Check and Design Review processes to guide development (2,32).

Action 1.2: Encourage compatible infill development in the Village and Down Canyon areas (2).

Policy 2: Discourage development in areas unsuitable for land improvements (2,11).

Action 2.1: Identify and prioritize sensitive private lands acceptable for exchange or purchase. Designate these lands on the Plan's Land Use maps (2,11).

Action 2.2: If reverse land exchanges or purchase are not possible, allow development under the controls established in the natural habitat protection district (3,14).

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**OBJECTIVE D**

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Balance the rate of development throughout the separate neighborhood areas. Where prudent and feasible, balance the rate of development in new areas and the rate of infill and redevelopment in established areas (2,3,26).

---

Policy 1: Promote programs that couple new construction in undeveloped areas with improvements in developed areas (2,3).

Action 1.1: Extract developer fees to fund capital improvements during the permit process in accordance with Government Code Section 53077. Ensure fees are levied on a uniform basis and that moneys collected for a specific purpose are used for that purpose (2).

Action 1.2: Investigate the feasibility of issuing bonds or implementing other revenue-producing measures such as redevelopment, assessment districts or bed taxes, to finance desired facilities (2,10).

Policy 2: Promote the phasing of development where appropriate (2,3,9,30).

Action 2.1: Require Specific and Redevelopment Plans to specify the phasing of development over a number of years (2,3,9,30).

Action 2.2: Work with the U.S. Forest Service to prioritize potential land exchange areas to reflect changing community needs (11).

---

**OBJECTIVE E**

Utilize Land Use designations to stimulate redevelopment in depressed areas, to limit and phase out incompatible uses, and to guide June Lake's future (1,2,3,9,10,30).

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Policy 1: Encourage infilling and/or redevelopment in areas designated for development in the Area Plan (2,3,9).

Action 1.1: Allow higher densities and provide for mixed uses in areas suitable for commercial and retail development (2,3,9).

Action 1.2: Study the feasibility of undertaking redevelopment activities in the Village and Down Canyon areas. The options of establishing a Redevelopment Agency or a Zone of Benefit to fund public improvements, among others, should be studied (10).

Action 1.3: Apply for federal and state Redevelopment/Economic Development Grants when funds become available (10).

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**OBJECTIVE F**

Protect existing and future property owners and minimize the possibility of future land ownership/use conflicts through the building and planning permit processes (9).

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Minimize future land use conflicts.

Policy 1: Utilize the building and planning permit processes to prevent new construction from encroaching into required setbacks and rights of way (9).

Action 1.1: Require applicants to identify property boundaries and surrounding geographical features, such as streams and roadway easements, on plans submitted to the County. Property boundaries should be identified either by: 1) lot survey conducted by a person authorized to practice Land Surveying in California by the State Board of Registration for Professional Engineers; or 2) the positive identification of brass corners or other property line markers set by prior survey (9).

Policy 2: Initiate a comprehensive code enforcement program for June Lake (9,10).

Action 2.1: Explore the potential for the County to establish a Code Enforcement position, with citation power, to enforce land use regulations and permit conditions (9,10).

Action 2.2: Current activities, such as the outdoor storage of equipment, building materials, and non-running motor vehicles, or other incompatible uses, shall be phased out of commercial and residential districts. These types of uses should eventually relocate to a designated industrial site within a specific plan area (9,10).

Action 2.3: Investigate the feasibility of establishing a property maintenance ordinance to prohibit and phase out undesirable uses (9,10).

## **OBJECTIVE G**

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Meet the land needs of the commercial/industrial uses (10,11).

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Policy 1: Designate industrial site(s) of adequate size to accommodate the existing and projected light industrial needs of June Lake (10,11).

Action 1.1: Implement an illegal use abatement program after an industrial site has been established (9).

Action 1.2: Explore the possibility of providing financial assistance to displaced industrial operations. Alternatives such as providing a one-time relocation payment or short-term low-income loans to help offset moving expenses should be explored for displaced users that can show financial need (1).

Action 1.3: Examine the potential for locating limited light industrial areas for the storage and repair of heavy equipment (e.g. snow removal) within the Specific Plan areas of West Village/Rodeo Grounds and Down Canyon. If the studies indicate that an industrial complex would be incompatible and inconsistent with surrounding land uses, or would have significant environmental impacts, pursue a special use permit or land trade with the USFS to enable locating an industrial area in the Pine Cliff Specific Plan area (10).

Action 1.4: Allow existing industrial uses to continue on USFS lands in the Pine Cliff area (10).

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**OBJECTIVE H**

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Balance the development of recreational facilities with the adequate provision of public amenities, employee and visitor housing, infrastructure and circulation facilities (7).

Balance recreational facilities and infrastructure.

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Policy 1: Large new recreational developments shall consider indirect impacts as well as direct impacts. Besides the obvious impacts on water, sewer or other facilities, new developments must consider impacts created by increased visitation and employment (7,21).

Action 1.1: Net employee generating operations should meet the employee housing requirements of the Community Development Element (19,21).

Action 1.2: The County, USFS, other government agencies and project proponents should coordinate efforts to ensure that the indirect impacts of new development projects are addressed prior to approval (3,5).

Action 1.3: Work with the USFS to ensure that new developments on National Forest System lands can be supported by the existing community infrastructure and that the benefits of the proposed developments outweigh adverse impacts on the community (7).

Action 1.4: Specific plans and accompanying EIRs for large development projects should address the cumulative impacts on recreational resources from increased visitation and use, and on community infrastructure including roads, housing, sewer, water, utilities, fire protection, and schools (23).

**OBJECTIVE I**

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Maintain the June Lake Village as the Loop's commercial core by providing a wide range of commercial and residential uses in a pedestrian-oriented atmosphere (2).

---

Retain the Village as the commercial core.

Policy 1: Promote the concentration of resident-oriented professional services such as financial management, real estate, law, and healthcare, and community-oriented retail outlets such as grocery stores, pharmacies, and hardware stores, in the Village (2).

Action 1.1: Limit the amount of commercial square footage outside of the June Lake Village. Market studies, fiscal impact analysis and other documentation, as part of the West Village/Rodeo Grounds Specific Plan processes, should demonstrate the need for large scale commercial development outside of the June Lake Village prior to its construction (2).

Policy 2: Promote redevelopment studies or other planning studies that concentrate on reducing traffic congestion, enhancing the Village's pedestrian atmosphere and strengthening the commercial district. These planning studies should examine providing an alternative roadway paralleling SR 158 through the Village, off-street parking and pedestrian walkways (2).

Action 2.1: Begin the review and approval process of the 1989 June Lake Redevelopment Feasibility Study. This process will require meetings with the June Lake community and public hearings in front of the county Planning Commission and Board of Supervisors (2).

**OBJECTIVE J**

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Through the specific plan process, develop the West Village/Rodeo Grounds into a well-coordinated resort area that provides a balance of resident and visitor housing in close proximity to recreational facilities and other activity centers (23).

---

Develop the West Village/Rodeo Grounds into a balanced resort area.

Policy 1: Development in the West Village/Rodeo Grounds should be coordinated through the specific plan process. Specific plan(s) should provide for a balance between local housing and recreational/entertainment facilities, and locate intensive land uses in the least environmentally and visually sensitive areas. Infrastructure and amenities for the entire area, including sewer, water, roads/circulation, recreational facilities such as a coordinated trail system, housing mix, and the siting of commercial nodes shall be coordinated for the entire area prior to approval of any specific plans. Minor projects adjacent to existing developed areas not requiring the preparation of an

Environmental Impact Report may be permitted prior to the adoption of the Specific Plan (23).

**Action 1.1:** Provide a wide range of resident and visitor housing in close proximity to recreational facilities through the specific plan efforts. The overall density of the specific plan area should be limited to 10 units per acre. Through the specific plan and EIR processes, higher densities may be allowed if consistent with the general intent of the Area Plan. Resident housing may include single-family residences, townhouses, duplexes, triplexes and apartments. The specific plan area or other suitable lands should also provide employee housing for at least 25 percent of June Mountain's anticipated peak period work force based upon a 7,000 skier-at-one-time buildout. Visitor housing should consist primarily of full-service hotels with meeting/conference facilities, smaller inns and bed-and-breakfast establishments. Limited condominium development may also be included (19,21,23).

**Policy 2:** Develop a major commercial/recreational node across from the June Mountain Ski Area. This node may include retail outlets such as convenience stores, gift shops and sporting goods outlets oriented to visitors and residents, and other uses such as restaurants, night-time entertainment facilities such as night clubs and movie theaters. A smaller neighborhood commercial node may also be appropriate elsewhere in the specific plan area, if the need can be demonstrated and a physically suitable and compatible site can be identified in the specific plan (23).

**Action 2.1:** Work with developers through the specific plan process (23).

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**OBJECTIVE K**

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Retain the Down Canyon's single-family residential character while providing for additional commercial development along S.R. 158 and pockets of higher-density residential uses (22).

Retain the Down Canyon's single-family character.

---

**Policy 1:** Retain the area's single-family residential character while allowing for pockets of higher-density residential developments in areas that have good automobile access and commercial developments, bordering SR 158 (22).

**Action 1.1:** Work with the USFS to obtain lands, through the special permit or land trade processes, to construct a Down Canyon fire station, an equipment storage yard, a neighborhood park and additional residential development (25,26,28).

## **PLANNED LAND USES**

State Law (Government Code Section 65302a) requires that Area Plans contain a statement on standards of building intensity and population density for the various districts. Table 4 meets this requirement by providing the projected building intensities and population densities of June Lake's existing and potential development areas. Based upon the land use policies contained in the Plan, the peak period visitor population will be about 12,698 people at one time at full buildout. The Down Canyon and West Village/Rodeo Grounds areas are expected to house the majority of the people, 4,959 and 4,205, respectively. In developing the table, numerous assumptions were made. Primary among them was presuming a 100 percent buildout of all available land; a land use density based upon existing and expected uses; and an 85 percent occupancy rate of all housing units during peak periods. It was also assumed campgrounds and USFS permittee homes would be fully occupied during the summer. By manipulating any of these factors the population estimates would change. The primary purpose for developing estimates is to obtain a base figure that can then be compared with alternative development scenarios and relative environmental impacts

The Area Plan Land Use Designations and Land Use Maps follow Table 4. The Land Use Designations describe the type of land use allowed in the various categories, while the Land Use Maps graphically show where each type of use can occur (See Figures 6.A-E).



**TABLE 4: PROJECTED BUILDING INTENSITY AND PEAK POPULATION DENSITY**

AREA	ACRES	DENSITY <sup>1</sup>	UNITS	PERSON/UNIT <sup>2</sup>	PAOT <sup>3</sup>
June Lake Village	70 <sup>5</sup>	9	630	3.1 <sup>4</sup>	1953
Down Canyon	253 <sup>6</sup>	7	1771	2.8	4959
EXCHANGE AREAS					
West Village	55	10	550	2.9	1595
Rodeo Grounds	90	10	900	2.9	2610
Pine Cliff	20	0	0	0	0
SUBTOTAL	488		3,851		10,817
Campgrounds			536	3 <sup>7</sup>	1,608
Summer Homes			105	2.6 <sup>8</sup>	273
TOTAL					12,698

<sup>1</sup> Density, in Units per Acre, is a measure of building intensity. Higher densities represent more intensive land uses.

<sup>2</sup> Number of people occupying a housing unit at one time during peak periods. Numbers reflect the proposed land uses, particularly the type of housing units expected to be developed. Also assumes all private lands will be developed, and land uses will be the most intensive possible under the proposed land uses.

<sup>3</sup> People at One Time.

<sup>4</sup> Source: Quad Consultants. 1983. **Mammoth Lakes/June Lake Winter Population Survey Report**. Quad numbers were used as bench marks for the person per unit rates. Rates were based on anticipated future land uses. Occupancy figures assume an average vacancy rate of 15%.

<sup>5</sup> Assumes a proposed 8-acre land exchange and a 19-acre reverse land exchange takes place ( $81 + 8 = 89 - 19 = 70$ ).

<sup>6</sup> Assumes a proposed 30-acre land exchange and limited development on 60 acres of the Silver Lake meadow takes place. In calculating the number of people per acre, the 60 acres of the Silver Lake Meadow were omitted ( $283 + 30 = 313 - 60 = 253$ ).

<sup>7</sup> Source: Sedway/Cooke, 1974. **June Lake Loop General Plan**. A 100% occupancy rate is assumed.

<sup>8</sup> Source: Quad Consultants, 1983. **Monoplan Winter Population Survey, 1983**. Assumes an 80% occupancy rate of USFS permittee homes.

## AREA PLAN LAND USE DESIGNATIONS <sup>1</sup>

### COMMERCIAL

**Commercial:** This designation provides a wide range of concentrated resident- and visitor-oriented retail and business uses. The designation also allows mixed uses (residential/commercial) and higher-density housing developments. Residential densities of up to 15 units per acre and commercial lodging uses up to 40 units per acre are allowed. Density bonuses are available to projects that contain at least 50 percent covered parking for the required number of parking spaces. Bonuses will be available at a ratio of one bonus unit per two covered parking spaces for covered spaces over 50 percent. Affordable-housing density bonuses are also available. Projects with both covered parking and affordable-housing density bonuses shall not exceed 26 UPA for residential projects and 60 UPA for commercial lodging establishments.

Permitted uses – Examples include: all C-N zone uses plus; all types of residential and lodging facilities and commercial uses including convention facilities, restaurants with liquor licenses, bars, entertainment, tourist shops, art galleries, sports rental shops, theaters and business services. See General Plan Land Use Element for a complete listing of allowable land uses.

Corresponding Zoning – See MCZDC Chapter 19.13. General Commercial (C).

The requirements for minimum commercial district area shall not apply to the Carson Peak Inn property, which historically has been used as commercial property.

**Mixed Use:** This designation provides for the construction of mixed use buildings comprised of residential, commercial, professional and retail uses. It is intended to provide a transition between intensive commercial uses and residential uses. It should also provide some affordable housing, however not all areas designated for mixed uses need contain residential units. Forty UPA for commercial lodging establishments and 15 units per acre for residential dwelling units are permitted. Density bonuses are available to projects that contain at least 50 percent covered parking for the required number of parking spaces. Bonuses will be available at a ratio of one bonus unit per two covered parking spaces for covered spaces over 50 percent. Projects with both covered parking and affordable-housing density bonuses shall not exceed 26 UPA for residential projects and 60 UPA for commercial lodging establishments.

Permitted uses – Recreational, commercial lodging, professional, retail and residential uses. Small scale retail operations, mini-marts, etc.

Corresponding Zoning – See Draft Mixed Use Ordinance.

### RESIDENTIAL

**Rural Residential - 2.0:** This category allows for the construction of low-density single-family dwelling units on lots greater than 2.0 acres. The intent is to permit larger-lot single-family housing development in or near recreational areas. The designation is designed to be compatible with nearby open-space lands by retaining open areas and vistas through a larger minimum lot size. Density bonuses do not apply in this designation.

Permitted uses – Single-family dwellings and accessory buildings.

Lot Coverage – 40% maximum.

Corresponding Zoning – See MCZDC Chapter 19.07, Rural Residential (RR).

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<sup>1</sup> USFS lands in community areas were assigned the same land use designations as private lands. Since local governments have no land use authority over the USFS, this reduces the land use designations to an advisory level.

**Single-Family Residential:** This category calls for individual single-family dwellings on lots of at least 7,500 square feet or a density of 5.8 units per acre or less. Projects including affordable-housing density bonuses for shall not exceed 7.25 UPA.

Permitted uses – Single-family dwellings and accessory buildings. Cluster developments of single-family dwellings on lots of three (3) acres or more subject to use permit.

Corresponding Zoning – See MCZDC Chapter 19.08, Single-Family Residential (SFRR).

**Multi-Family Residential, Moderate:** This category is intended to retain the residential character of a neighborhood, while allowing for higher-density residential dwellings. Developments will be limited to 11.6 units per acre. Density bonuses will be available to projects containing covered parking and/or affordable housing. Density bonuses are available to projects that contain at least 50 percent covered parking for the required number of parking spaces. Bonuses will be available at a ratio of one bonus unit per two covered parking spaces for covered spaces over 50 percent. Projects with affordable housing and/or covered parking density bonuses shall not exceed 14.75 UPA.

Permitted uses – Residential uses, including all SFR uses and duplexes and triplexes. Condominiums, town houses, cluster developments and apartments (four units or more) subject to use permit.

Corresponding Zoning – See Mono County Code, Title 19, Chapter 19.18.R-2 Medium-Density Residential.

**Multi-Family Residential, High:** This category is intended to retain an area's residential character while allowing for higher population densities and promoting apartment use. Building densities of up to 15 units per acre for residential dwelling units are allowed. Density bonuses are available to projects that contain at least 50 percent covered parking for the required number of parking spaces. Bonuses will be available at a ratio of one bonus unit per two covered parking spaces for covered spaces over 50 percent. Projects with affordable housing and/or covered parking density bonuses shall not exceed 26 UPA.

Permitted uses – Residential uses including all SFR uses and duplexes and triplexes. Condominiums, town houses, cluster developments and apartments (4 units or more) under use permit.

Corresponding Zoning – See Draft Multi-Family Residential, High Ordinance.

**Commercial Lodging, Moderate:** This category is intended to allow for commercial lodging units in or near higher-density residential areas. Building densities of up to 15 units per acre for commercial lodging and/or residential dwelling units are allowed. Density bonuses are available to projects that contain at least 50 percent covered parking for the required number of parking spaces. Bonuses will be available at a ratio of one bonus unit per two covered parking spaces for covered spaces over 50 percent. Projects with affordable housing and/or covered parking density bonuses shall not exceed 26 UPA.

Permitted uses – Commercial lodging, including hotels, motels, resort hotels, bed-and-breakfast establishments, cabins, time-share units and dorms. Ancillary uses such as limited restaurant areas, lounges, and convenience retail are also allowed. All types of residential uses, including condominiums, apartments, and single-family homes, are permitted.

Corresponding Zoning – See Draft Commercial Lodging, Moderate Ordinance.

**Commercial Lodging, High:** The intent of this category is to separate intensive commercial lodging uses from primarily residential areas. Up to 40 units per acre for commercial establishments and 15 units per acre for residential uses are allowed. Density bonuses are available to projects that contain at least 50 percent covered parking for the required number of parking spaces. Bonuses will be available at a ratio of one bonus unit per two covered parking spaces for covered spaces over 50 percent. Projects with both covered parking and affordable-housing density bonuses shall not exceed 26 UPA for residential projects and 60 UPA for commercial lodging establishments.

Permitted uses – Commercial lodging, including hotels, motels, resort hotels, bed-and-breakfast establishments, cabins, time-share units and dorms. Ancillary uses such as limited restaurant areas, lounges and convenience retail are also allowed. All types of residential uses are permitted.

Corresponding Zoning – See Draft Commercial Lodging, High Ordinance.

## **OTHER**

**Specific Plan Area:** Specific plans are detailed examinations that provide a greater level of planning for specially designated areas. Conforming to the General Plan, specific plans contain site-specific information and analysis that is not possible in the General Plan. They are most useful in undeveloped areas and in areas where redevelopment may be desired.

Corresponding Zoning – See MCZDC Chapter 19.46, Specific Plan.

**Planned Unit Development – Density 2.5 UPA:** This designation allows resort/recreational land uses provided development occurs in an environmentally sensitive manner. The maximum overall density is 2.5 UPA. The PUD designation calls for the preparation and adoption of a master development plan to guide construction. Master plans should provide for the preservation of open-space areas; the conservation of sensitive riparian areas, stream-side zones and wetlands; and for the concentration of development to minimize environmental disturbance.

Corresponding Zoning – See MCZDC Chapter 19.20, Planned Unit Development.

**Community Facility:** This designation provides for the construction of community oriented facilities.

Permitted uses – Community Centers/Multipurpose rooms, Libraries, Parks, Ball Fields, etc.

Corresponding Zoning – See MCZDC Chapter 19.19, Public Agency (PA).

**Recreation Area:** This designation is intended to promote sound environmental and resource planning by allowing non-intensive recreational uses on lands held in public ownership (USFS or DWP).

Permitted uses – Outdoor recreational activities such as marinas, campgrounds, picnic areas, trails, etc.

Corresponding Zoning – See MCZDC Chapter 19.19, Public Agency (PA).

**Open Space:** This district is intended to protect and hold for future generations open space that is in private ownership. This designation may also serve as a temporary measure for potential USFS reverse land exchanges.

Permitted uses – Outdoor recreation including pedestrian, bicycle, ski back and cross-county trails; water retention; habitat preservation; and hazard mitigation.

Lot Coverage – Maximum of 20%.

Corresponding Zoning – See MCZDC Chapter 19.18, Open Area (OA).

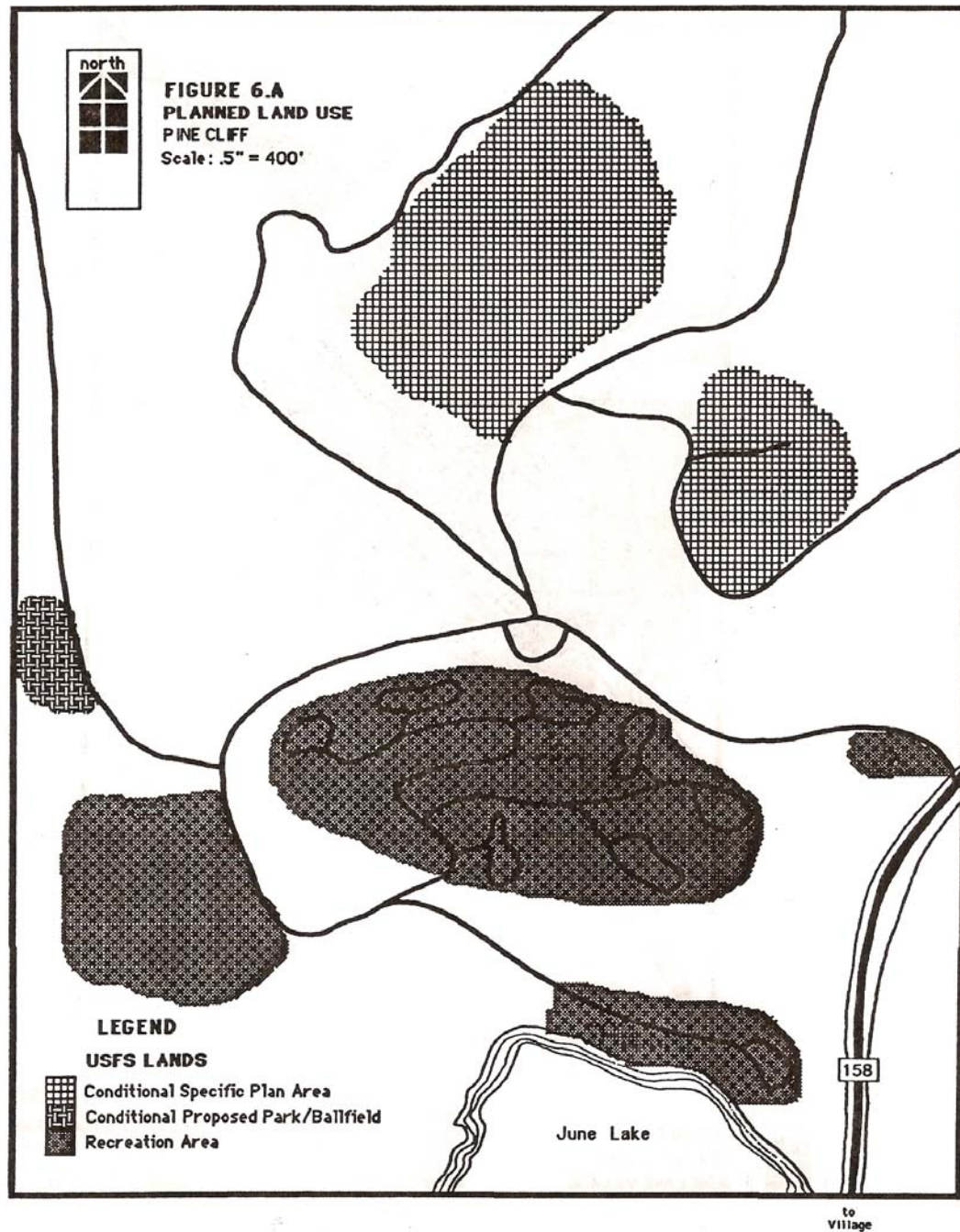
**Natural Habitat Protection District:** This designation is designed to maintain the Silver Lake Meadow area's significant wetland habitat in its natural state; to preserve wildlife habitat;

and to protect water quality and scenic resources. The district strives to prevent the degradation of sensitive areas while still allowing for compatible development. Land uses such as commercial lodging, community assembly, educational, residential, recreation and recreation-related retail or sales are permitted, if complementary and compatible with natural habitat areas.

The extent of development in the natural habitat protection district will depend upon the amount of land within the district not covered by wetlands. If the entire parcel is covered by wetlands, then a maximum of 2 percent of the parcel may be altered. If between 1 percent and 3 percent of the parcel is covered by non-wetland areas, then the total non-wetland area and wetland area, not to exceed 3 percent in combination, may be altered. If more than 3 percent of the parcel contains non-wetland habitat, development will be limited to a maximum of 3 percent of the total parcel area or 15 percent of non-wetland areas, whichever is greater. Land alteration limits shall apply to the placement and design of structures, roads, utilities, parking, buildings, walkways, and attendant facilities. In wetland areas, these facilities must be designed and constructed to cause minimum physical disturbance to natural site conditions and be approved by the United States Army Corps of Engineers (Corps) and U.S. Fish and Wildlife Service (Service).

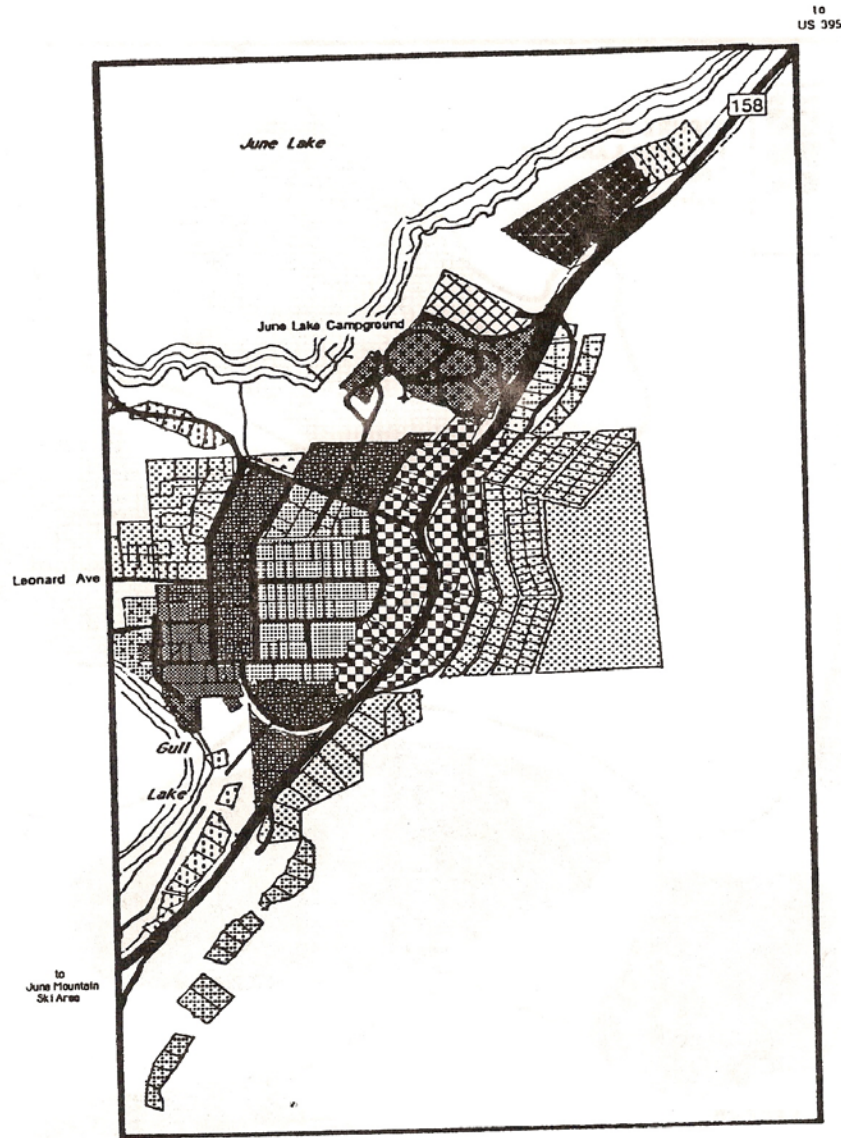
Private lands located in the Natural Habitat Protection District should be top priorities for exchange into federal ownership or for purchase by land conservation groups. Due to the limited private land available within the Loop, lands exchanged into federal ownership should be traded for developable lands in the June Lake Loop.

**FIGURE 6.A:  
USFS LANDS**



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1991

**FIGURE 6.B:  
PLANNED LAND USE  
JUNE LAKE VILLAGE**



**LEGEND**



**FIGURE 6.B  
PLANNED LAND USE  
JUNE LAKE VILLAGE**  
Scale 1/4" = 400'

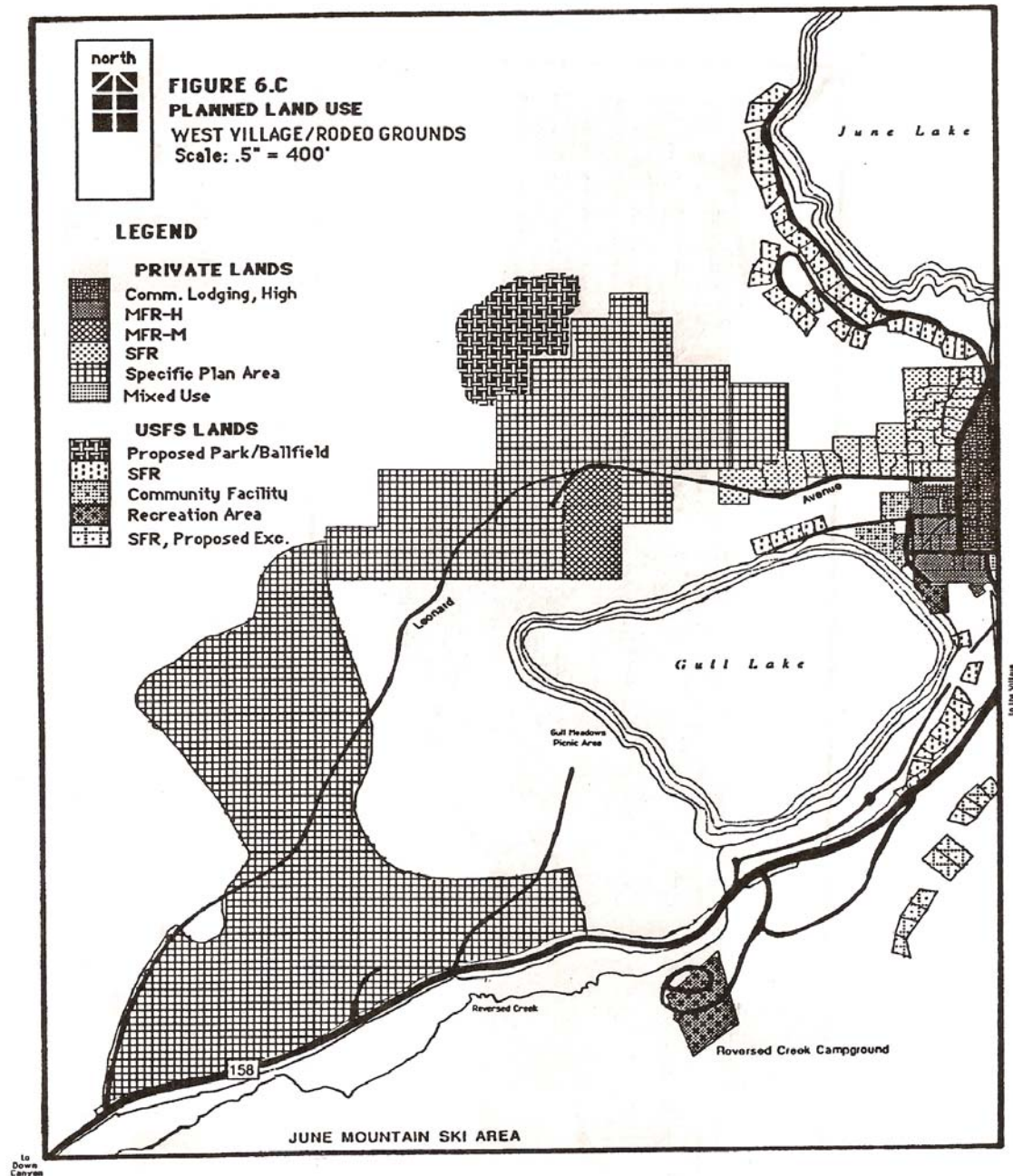
PRIVATE LANDS	
	Commercial
	Comm. Lodging, High
	SFR
	MFR-H
	Mixed Use
	Open Space

III-53  
1991

USFS LANDS	
	Community Facility
	Recreational Area
	SFR
	Comm. Lodging, High
	Comm. Lodging, Mod.
	SFR, Proposed Exe.

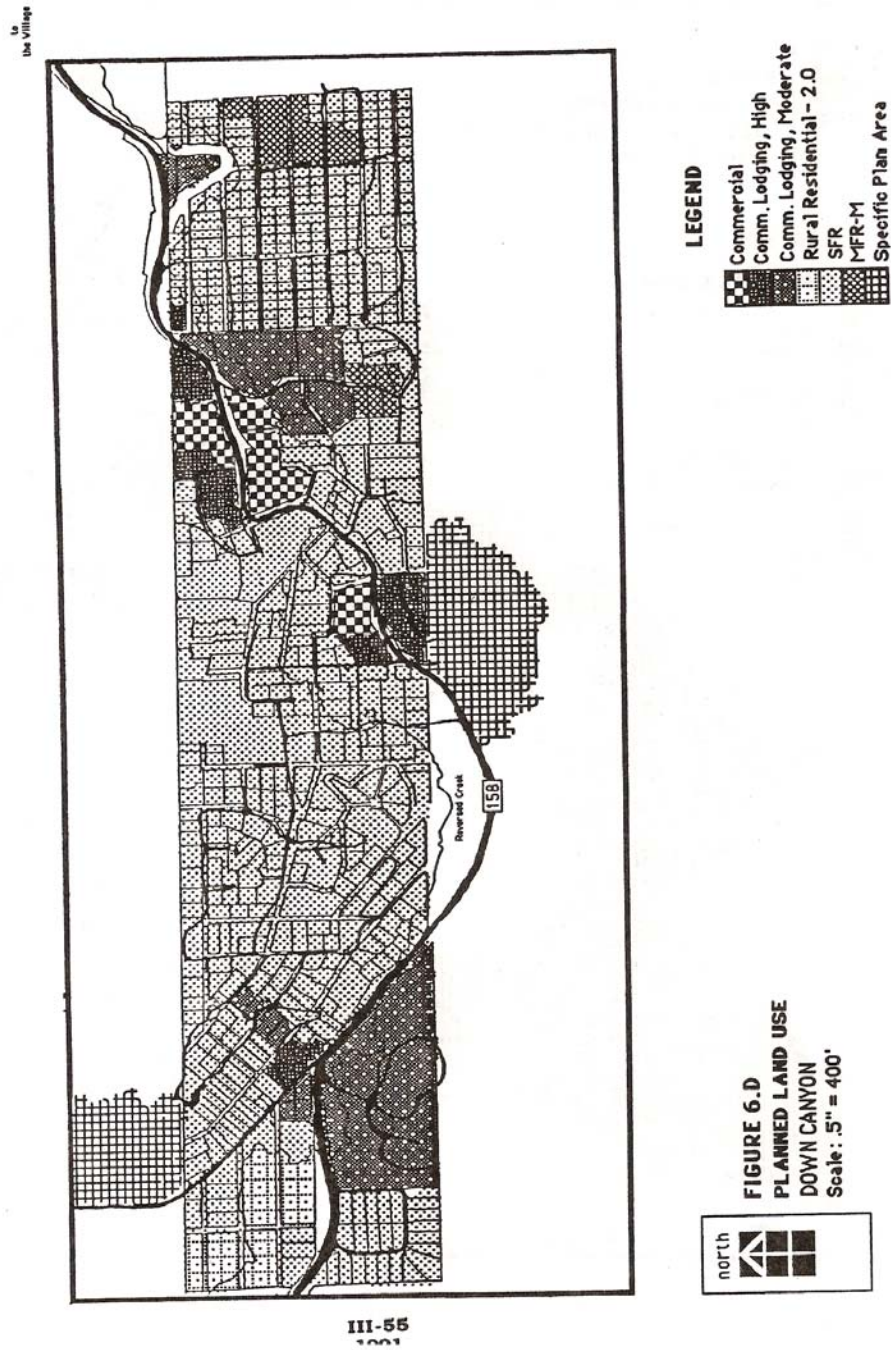


**FIGURE 6.C:  
PLANNING LAND USE  
WEST VILLAGE/RODEO GROUNDS**

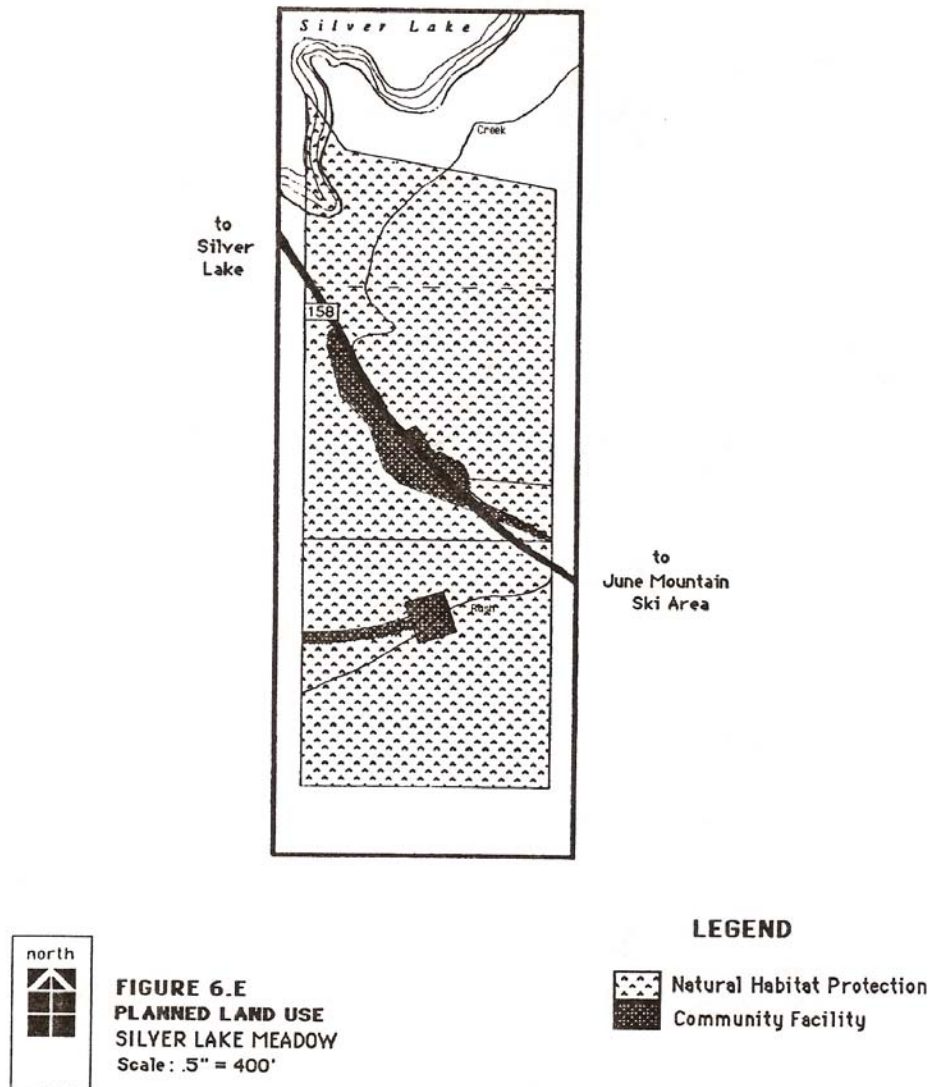




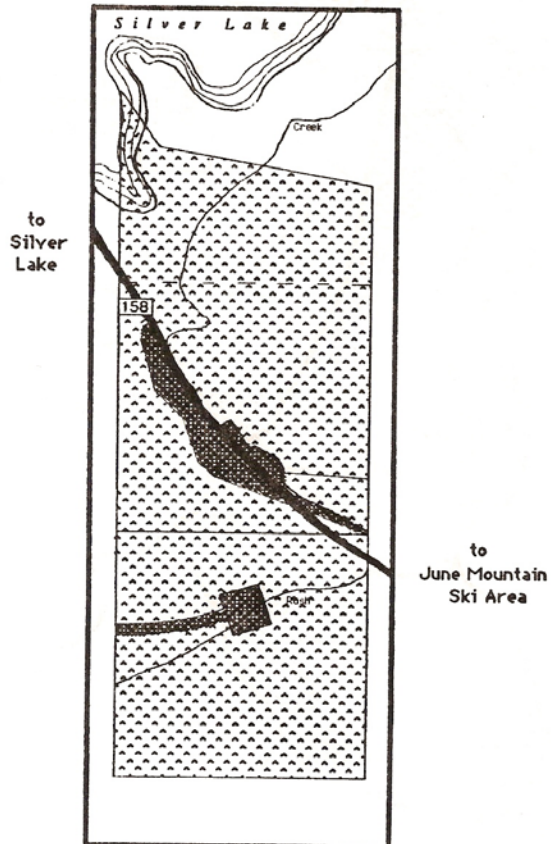
**FIGURE 6.D:  
PLANNED LAND USE  
DOWN CANYON**



**FIGURE 6.E:  
PLANNED LAND USE  
SILVER LAKE MEADOW**





**FIGURE 6.F:  
PLANNED LAND USE  
PLANNING AREA**



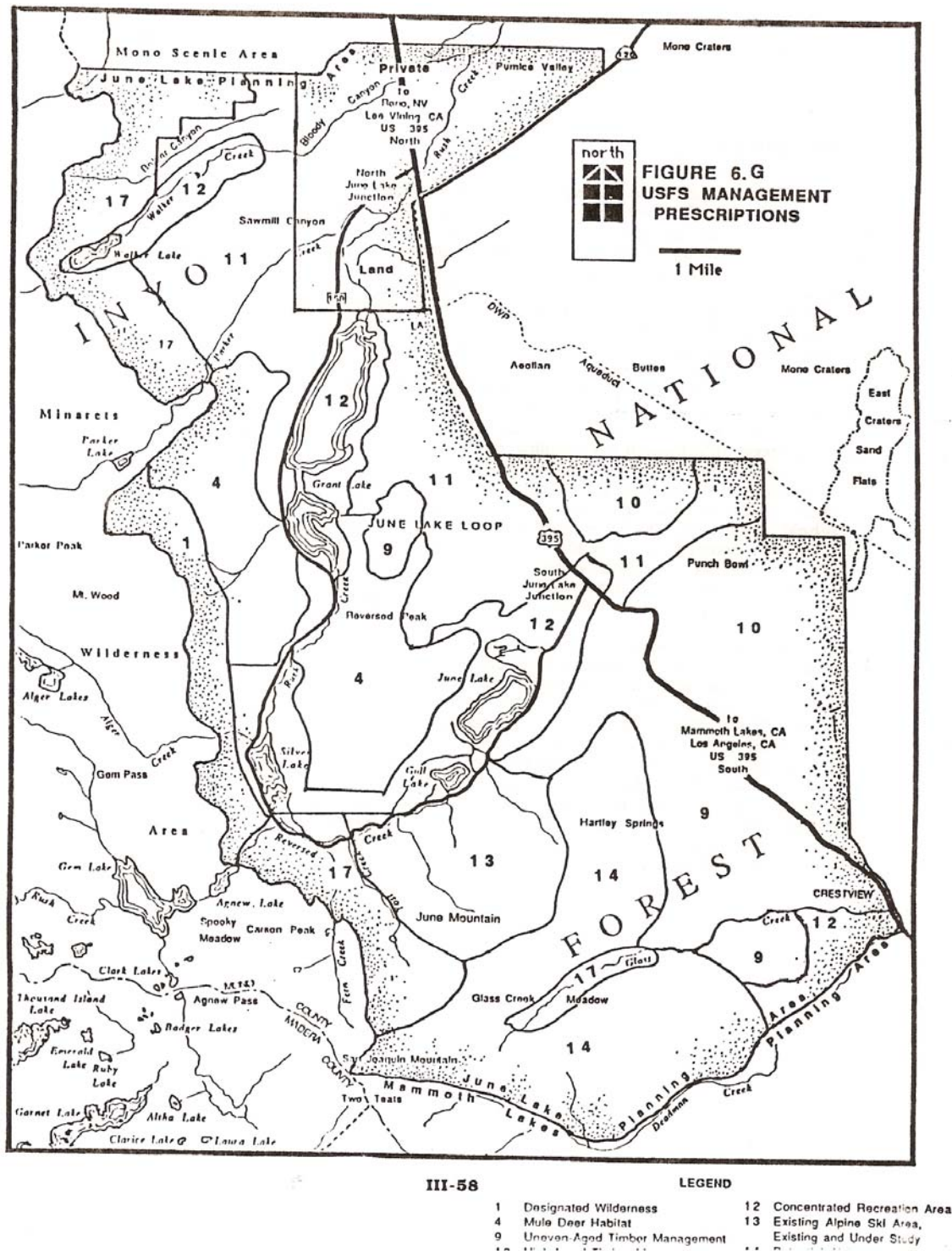
**FIGURE 6.E  
PLANNED LAND USE  
SILVER LAKE MEADOW**  
Scale: .5" = 400'

**LEGEND**

-  Natural Habitat Protection
-  Community Facility

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1991

**FIGURE 6.G:  
USFS MANAGEMENT PRESCRIPTIONS**





## B. HOUSING

### I. INTRODUCTION

June Lake faces two problems related to its present housing stock: affordable housing for residents and a shortage of winter accommodations for the present and expected numbers of visitors. The availability of developable land, the predominance of single-family residences and a housing market oriented toward visitors constrain the type of housing available in June Lake. These conditions lead to a lack of diversity in the housing stock and hence, affordable housing for residents (see Table 5). Relatively low wages, coupled with the highest land prices in the unincorporated area of Mono County, also contribute to the shortage of affordable housing. Overcrowding (generally defined as over 1.01 persons per room) and over expending for housing result from shortages in affordable housing. Tables 6, 7, 8 and 9 provide general information on housing costs in June Lake. Tables 6 and 7 compare housing costs with the incomes of June Lake households. In both cases, the tables indicate that housing prices are clearly beyond the means of the average June Lake household. Similarly, Tables 8 and 9 illustrate the same imbalance for renters. Table 8 shows typical monthly rents, while Table 9 shows the monthly rent that income groups can afford to pay. A major consideration that does not appear in the Tables is the shortage of long-term rental units in June Lake.

June Lake has a shortage of affordable housing and winter accommodations.

Visitor accommodations are most constrained by the lack of developable lands and the absence of strong winter recreation opportunities. However, June Mountain's change in ownership has triggered movements that may overcome the present barriers. Since the change in ownership, significant improvements to the June Mountain Ski Area have taken place; these improvements are expected to expand the June Lake Loop's winter economy. In addition, the expansion of visitor and resident housing and recreational facilities on the proposed Rodeo Grounds land exchange and on vacant West Village properties is expected. Combined, these improvements are likely to greatly influence the Loop's housing development.

**TABLE 5: EXISTING HOUSING STOCK**

Type	# of Units	% of Total
SFR	486	50.1
Condominiums	102	10.5
Apartments	78	8.0
Mobile Homes	85	8.8
Motels	219	22.6
Total	units 970	100.0

Source: June Lake Public Utility District, 1988

**TABLE 6: RANGES OF HOUSING PRICES**

Price	Interest Rate	Monthly <sup>1</sup> Payment	Income <sup>2</sup> Required	Income <sup>3</sup> % of Median
\$129,000 (Typical 3-BR Home)	9% 10% 11%	\$ 934 \$1,040 \$1,106	\$37,369 \$41,615 \$44,225	237% 264% 281%
\$108,000 (Low end 2-BR Condo)	9% 10% 11%	\$ 782 \$ 853 \$ 926	\$31,283 \$34,117 \$37,025	198% 216% 235%

**NOTES:**

<sup>1</sup> Assumes 10% down payment; excludes monthly property tax and insurance payments.

<sup>2</sup> Income required for monthly payments equal to 30% of gross monthly income.

<sup>3</sup> Based upon 1987 estimated June Lake Median Income of \$15,762 (M.R. Farrell & Associates, 1987).

**TABLE 7: HOUSING PRICES NEEDED FOR RESIDENT OWNERSHIP**

	Payment	Interest Rate	Maximum Price
Median Household Income \$15,762	\$395	9%	\$48,968
	\$395	10%	\$43,968
	\$395	11%	\$41,374

**TABLE 8: RANGES OF MONTHLY RENTS**

	Low	High
Single-Family Homes	\$350	\$700
Other Rental Units <sup>1,2</sup>	\$350	\$700

<sup>1</sup> Includes apartments, condominiums, triplexes and duplexes.

<sup>2</sup> June Lake does not have many rental units making data collection on monthly rents difficult.

Source: Ronci, Art. June Lake Properties. Personal Communication. 1989.

**TABLE 9: AFFORDABLE RENTS**

Household Income Class	Income <sup>1</sup>	Monthly Rent <sup>2</sup>
Very Low (at or below 50%)	\$ 7,896	\$ 197
Low (at or below 80%)	\$12,634	\$ 316
Median (at or below 100%)	\$15,792	\$ 395
Moderate (at or below 120%)	\$18,950	\$ 474

<sup>1</sup> Income based upon 1987 estimated June Lake Loop Household median income, \$15,792/year.

<sup>2</sup> Monthly rent (including utilities) equals 30% of monthly gross income.

Source: M.R. Farrell & Associates, 1987



## II. POLICIES

### GOAL

Provide residents with quality housing, and visitors with a wide array of housing alternatives, each designed to promote unique experiences.

Develop a wide array of housing alternatives.

### OBJECTIVE A

Promote the development of a variety of quality housing alternatives for residents and visitors (1,5,16,17,19,21).

Policy 1: New housing projects should provide a mix of housing alternatives to meet the demands of residents and tourists (16,19,21).

Action 1.1: Use the specific plan, Redevelopment and planning permit processes to provide a mix of housing alternatives (13,16,19,21,23).

Policy 2: Housing shall be maintained on a regular basis to ensure resident safety and to sustain the community's image (18).

Action 2.1: Perform regular enforcement of existing Zoning and Health and Safety Codes (18).

### OBJECTIVE B

Promote the development of an adequate supply of affordable housing and employee housing for present and future June Lake residents (5,9,19,21).

Promote the development of affordable housing and employee housing.

Policy 1: New developments that attract workers shall provide employees with on-site or nearby affordable-housing units according to standards outlined in Table 10 (5,9,19,21).

Action 1.1: Use the specific plan, Redevelopment Plan, and planning permit processes to implement employee housing requirements (9,19,21).

Action 1.2: Employers providing employee housing should be encouraged to set affordable monthly rents (5,9,19,21).

**TABLE 10: RECOMMENDED RATIOS FOR EMPLOYEE HOUSING**

Use	Required Employee Units
Hotels, lodges, inns, bed-and-breakfast establishments, and motels	.05 Employee Housing Units <sup>1</sup> (EHU) per sleeping room (one unit per 20 rooms).
Condominiums <sup>2</sup>	One on-site EHU for manager/employee per 10 to 50 units. One EHU for each subsequent 50.
Commercial uses excluding lodging.	Employers of five or fewer full-time equivalent employees exempted.  Employers of greater than five, provide EHUs to 25% of full-time equivalent workers.
Combined uses	Determined by the Mono County Planning Commission or June Lake Citizens Advisory Committee.

NOTE: Employee units shall be rounded in the following manner:  
.50 or greater will be rounded up;  
.49 or less will be rounded down.

<sup>1</sup> Employee housing shall be based upon full-time employee equivalents and 40-hour workweeks. Part-time employees shall count as a fraction of a full-time employee based upon the number of hours worked per week.

<sup>2</sup> Apartments were purposely excluded from employee housing requirements to promote the construction of affordable rental units.

Policy 2: Employers of five or more full-time employee equivalents shall provide 25 percent of employees with affordable housing near employment sites (5,19,21).

Action 2.1: The County shall work with proponents during the specific plan, Redevelopment Plan or planning permit processes to ensure compliance (5,19).

Action 2.2: The County shall monitor the employee housing programs to ensure compliance and to adjust employee housing policies when necessary (5,19).

Policy 3: Where compatible with land use and community design guidelines, promote the construction of mixed uses – developments containing compatible residential and commercial uses – that emphasize affordable housing (9,19,21).

Action 3.1: Through the specific plan, Redevelopment Plan and planning permit processes work with applicants to encourage mixed-use developments (3,19,21).

Action 3.2: Designate appropriate areas for mixed use developments in this document, and in Specific and Redevelopment Plans (16,19).

Policy 4: Mono County, where feasible, shall work with developers and the June Lake Community in constructing and maintaining affordable housing for residents (19,21).

Action 4.1: The County shall provide 25-percent density bonuses for projects designating 25 percent or more of the total residential units for affordable (very-low and low-income) or employee housing units in single-family and multi-family residential, moderate designations. Projects including density bonuses shall not exceed 7.25 or 14.75 UPA in SFR or MFR, moderate designated areas, respectively (19,21).

Action 4.2: The County will award density bonuses at a ratio of one bonus unit to one affordable-housing unit to projects that designate at least 25 percent of the total residential units for affordable (very-low and low-income) or employee housing units. Commercial lodging projects can also qualify for density bonuses up to 50 percent. Density bonuses will be awarded at a rate of one bonus unit to one affordable/employee units. Projects including density bonuses (covered parking included) shall not exceed 26 UPA for residential units and 60 UPA for commercial lodging units. These bonuses will apply in all permitted designations except SFR and MFR, moderate areas (19,21).

Action 4.3: Units set aside for employee housing or for very-low and low-income tenants, shall be excluded from project density calculations. Projects meeting this criteria, however, shall not exceed the allowable density of 7.25 and 14.75 UPA in SFR and MFR, moderate areas and up to 26 UPA for residential units and 60 UPA for commercial lodging units in all other permitted areas (19,21).

Action 4.4: The County should explore the various funding sources for the construction of very low-, low-, and moderate-income housing (Note: As defined by the State Department of Housing and Urban Development, very low-, low and moderate income are those households earning less than 50 percent, 80 percent and up to 120 percent, respectively, of the countywide median income) (19).

Action 4.5: The County should investigate the possibility of establishing a program that provides low-interest loans to renters to help offset high move-in costs and to first-time home buyers to reduce funds necessary for down payments (19).

Action 4.6: Where prudent and feasible, allow for the conversion of single-family or multiple-family residences to affordable units (19,21).

Action 4.7: Promote the use of factory-built or manufactured housing provided these units can meet all the requirements of the Mono County Building Division (19).

Action 4.8: Provide greater enforcement of the County's rental housing and mobile-home conversion requirements (MCZDC Chapter 19.32) (19).

Policy 5: Investigate the feasibility of establishing a Housing Authority to administer and revise housing programs and to obtain grant funding (19,23).

Action 5.1: Work with the Town of Mammoth Lakes and the County of Inyo to investigate establishing a Regional Housing Authority (19,22).

Policy 6: The County should work to maintain the affordability of housing units by reducing utility bills through weatherization and other programs (19).

Action 6.1: The County should work with Southern California Edison to promote and distribute materials that would help residents improve the energy efficiency of their housing units (19).

Action 6.2: The County should encourage utility companies or other groups to offer weatherization programs (19).

Action 6.3: The County should investigate the possibilities of obtaining grant funds to provide low-interest loans for weatherization or other energy-conserving measures (19).

Policy 7: Promote the use of management alternatives such as cooperatives, nonprofit development corporations, and community organizations that provide affordable housing (19).

Action 7.1: Assist nonprofit housing agencies wishing to construct or manage affordable units by providing them with information and technical assistance (19).

Action 7.2: Upon the consent of the county's Board of Supervisors, waive processing fees associated with the construction of affordable housing. Also encourage other fee collecting agencies, such as the Fire Protection District, School District and June Lake Public Utility District, to waive processing fees for affordable-housing projects (19).

Policy 8: Work with the USFS and other agencies to provide residents and employees with affordable housing (19).

Action 8.1: Work with the USFS to identify and then lease lands for the provision of affordable and employee housing (19).

Action 8.2: Work with the Inyo-Mono Advocates for Community Action to increase the supply of affordable housing (19).

Policy 9: Promote the preservation and the expansion of the existing supply of rental units (19,21).

Action 9.1: During the planning permit and Redevelopment processes, encourage developers to construct rental housing for very low-, low- and moderate-income residents (19,21).

Action 9.2: Prior to removing or converting existing rental housing, proponents shall fulfill the requirements outlined in Mono County Zoning and Development Code's Chapter 19.32, the Mono County General Plan, Conversion of Existing Residential Facilities to Other Uses (19).

Action 9.3: Investigate methods of obtaining funds for the rehabilitation of affordable rental units. If feasible, the County or employers should provide low-interest short-term loans for affordable-housing rehabilitation (18,19).

Policy 10: Promote manufactured housing to increase the supply of affordable housing (19).

Action 10.1: Where compatible with the surrounding area, allow manufactured housing in established residential zones (19).

Policy 11: Consider adopting an inclusionary housing program, if the affordable/employee housing situation worsens (19).

Action 11.1: If necessary, the County should develop and implement an inclusionary housing program that would provide housing for low-and moderate-income households (Note: An inclusionary housing program is the adoption by local governments of a mandatory requirement that each developer provide a percentage of units in residential developments at prices affordable to low- and moderate-income households) (19).

**OBJECTIVE C**

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Expand June Lake's supply of year-round housing (21,22).

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Policy 1: Work with the USFS to expand the supply of year-round housing (21).

Action 1.1: Encourage the USFS to retain permittee housing as year-round housing to expand June Lake's available supply (21).

Action 1.2: Where feasible, transfer permittee housing to private ownership in order to provide additional housing units (21).

Action 1.3: Where feasible, encourage the USFS to amend its permittee housing policies to accommodate rental housing (21).

**OBJECTIVE D**

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Eliminate housing discrimination and provide equal housing opportunities to current and future June Lake Loop residents (19).

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Policy 1: The County shall ensure that residents have equal opportunities to obtaining housing units suitable to their economic and social conditions (19).

Action 1.1: The County will direct persons with housing discrimination complaints to appropriate state and federal agencies (19).

## C. COMMUNITY FACILITIES

### GOAL

Provide residents and visitors with a level of community facilities that improves the self-sufficiency of June Lake by reducing the demand on community facilities located in outlying areas.

Promote development of community facilities.

### OBJECTIVE A

Promote the development of community facilities that enhance the health, welfare and safety of local residents (e.g., elementary school, healthcare facilities, child care) (24,25,26,27,28,29).

Policy 1: Facilities requiring large land areas, such as school sites, shall be located in designated Specific Plan areas or on potential National Forest exchange lands (25).

Action 1.1: The County shall initiate discussions with the USFS regarding future community facility needs and begin identifying suitable lands. Community facilities should include school, healthcare and fire station sites, among others (25,26).

Policy 2: The County, in cooperation with the community and the Eastern Sierra School District, should identify and help obtain lands for future school sites (25).

Action 2.1: Work with the USFS to reserve and/or obtain lands for elementary, high school and community college sites (25).

Policy 3: Where feasible, encourage multiple uses of school facilities. Recreational opportunities and after-hour community meetings and classes should be considered in designing and locating school facilities (24,25).

Action 3.1: Work with the community and Special Districts in addressing the requirements for schools, community meeting facilities and recreational opportunities (24,25).

Policy 4: Promote the development of child care programs and after-school recreational programs for school-aged children (24).

Action 4.1: Assist in the development of such programs by providing child-care providers with information and assistance in obtaining space for such purposes (24).

Action 4.2: Investigate the possibility of providing increased recreational opportunities for school-aged children. These programs could include: arts and crafts; skiing, fishing or other outdoor activity lessons; and organized sports such as baseball, soccer, basketball or football (see Recreation Element).

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**OBJECTIVE B**

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Ensure that new development helps fund the expansion of community facilities. Fees or exactions should match the level of demand created by new projects (24,26,27).

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Ensure new development helps fund community facility expansion.

Policy 1: Collect mitigation fees or use other appropriate measures to ensure that new development pays the associated cost of expanding community facilities (24,26).

Action 1.1: Use the planning permit process to collect fees for expanding community facilities. Exactions shall not exceed the cost of developing community facilities to the level of demand created by new projects. Fees shall be levied on a uniform basis and moneys collected for a specific purpose will be used for that purpose (Government Code Section 53077) (24).

Action 1.2: Use the Environmental Review Process (CEQA) to ensure proper mitigation for impacts to community facilities that could result from new developments (24,25,26).

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**OBJECTIVE C**

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Support broad-based community development, such as community-serving commercial activities (e.g., pharmacy) (24).

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Policy 1: Locate community serving commercial land uses in the June Lake Village (24).

Action 1.1: Use land use designations to limit the number of community-serving facilities located outside the Village (24).



**OBJECTIVE D**

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Enhance the community by using public or private funding to provide desired community facilities (24,25,26,27).

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Use private and public funding to provide community facilities.

Policy 1: Use public or private funding to develop community facilities (24,25,26,27).

Action 1.1: Investigate the feasibility of issuing bonds or implementing other revenue-producing measures, such as redevelopment, assessment districts, or bed taxes, to finance desired facilities (24).

## D. COMMUNITY INFRASTRUCTURE

### GOAL

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Plan and develop community infrastructure at a rate that ensures new demands will not over-burden existing facilities. Also, ensure that new development provides for associated expansion of existing facilities without placing undue financial burdens on existing users and impacts on the environment.

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Balance the rate of development with the construction of infrastructure.

### OBJECTIVE A

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Maintain local service capabilities by ensuring that new construction service demands do not exceed the capacity of existing public facilities (28,29).

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Policy 1: Prohibit developments that will create excessive demand on the ability of the local service providers to supply water and sewage treatment, among others, unless adequate mitigation is provided (28,29).

Action 1.1: Developers, as a condition of approval, shall obtain written confirmation from the June Lake Public Utility District or other local public utility operators that adequate water supply and sewage treatment capacity exists (28,29).

Action 1.2: On larger projects, use the specific plan and/or Redevelopment Plan processes, to ensure that new developments have adequate water supplies and wastewater capacity (28).

Action 1.3: In cases where additional capacity is needed, exactions assigned by the June Lake Public Utility District for specific water and sewage projects shall be collected. These exactions will not exceed the benefits derived from the construction (Government Code Section 53077) (28).

Action 1.4: The County shall work with local water and sewage treatment agencies in securing state and federal grants for service improvements (28).

Action 1.5: Work with local public utility and service agencies to ensure that services such as telephone, electricity and cable television, among others, expand at a rate consistent with new service demands (28,29).

Policy 2: Encourage the consolidation of local service agencies to improve efficiency, to allow for flexibility in service financing, and to improve local control and accountability.

Action 2.1: Support Local Agency Formation ~~Committee~~  
**Commission** (LAFCO) and Special District efforts to consolidate local service districts in June Lake.

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**OBJECTIVE B**

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Develop a wastewater collection and treatment system that provides for present and future needs of residents and visitors, protects the environment, and conserves potable waters (28).

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Policy 1: Ensure that the wastewater treatment system and trunk lines have adequate capacity to handle new developments (28).

Action 1.1: Work with the June Lake PUD to ensure that adequate wastewater treatment capacity exists prior to approving development (28).

Action 1.2: Work with the June Lake PUD to promote the use of water-conserving fixtures in new developments to postpone expanding the existing wastewater treatment plant (28).

## **E. COMMUNITY DESIGN**

### **GOAL**

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Maintain and improve the visual quality of the June Lake Loop's environment by enhancing existing structures, guiding future development and preserving scenic views.

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Maintain and improve June Lake's visual quality.

### **OBJECTIVE A**

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Continue to preserve and maintain June Lake's mountain village and rural character through appropriate land development regulations and practices (30,31,32).

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Policy 1: Establish architectural guidelines that maintain and enhance the scenic qualities of June Lake. A single architectural theme shall not govern development in the Loop, rather the compatibility and scale of structures with the surrounding built and natural environments will be stressed (30,31,32).

Action 1.1: Develop and implement architectural guidelines for June Lake that apply to new construction, large-scale improvements to existing structures, and redevelopment projects. Guidelines shall not apply to single-family homes in existing subdivisions (See Appendix one, June Lake Loop Design Review Guidelines) (30,32).

Action 1.2: The County shall work with the Community in developing a design review process that addresses undesirable design elements such as visually unrelieved parking areas, glaring lights, obtrusive site utilities, inappropriate scale, inconsistent additions, awkward building features, colors that clash with surroundings, inappropriate siding materials, and reflective surfaces (30,31,32).

Action 1.3: Provide a compatible architectural theme in the West Village/Rodeo Grounds area through the specific plan process (32).

Policy 2: Maintain diligent control over signs in order to minimize visual impacts (30,31,32).

Action 2.1: Use signing policies found in the countywide Scenic Highways Element to control undesirable signs or other advertising along the SR 158 County-designated scenic corridor (31).

Action 2.2: Implement and enforce the county Sign Ordinance (MCZDC, Chapter 19.35) in June Lake (30,31,32).

Action 2.3: Prohibit the use of individual off-site advertizing signs or bill boards (MCZDC, Chapter 19.35.060) in June Lake, but work with the USFS, Caltrans and the business community to develop community kiosks at strategic locations that promote individual businesses, yet do not harm the scenic qualities of the Loop (30,31,32).

Policy 3: Develop and implement a street signing program that is compatible with the mountain/rural character of June Lake (30,31,32).

Action 3.1: The County shall work with the community in developing a Loop-wide street-signing program (31,32).

Action 3.2: Where appropriate, off-site roadway improvements shall include appropriate street signs (31,32).

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**OBJECTIVE B**

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Emphasize the visual predominance of the natural environment by minimizing the visual impact of the built environment (30,31,32).

Emphasize the visual predominance of the natural environment.

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Policy 1: Minimize the obstruction of views into, out of, and across major and minor visual elements of the natural environment as defined in the June Lake CAC Imagability Study (30,31,32).

Action 1.1: Use the June Lake Design Guidelines to evaluate visual obstruction of project proposals on major and minor features of the natural environment. Signs, building heights, and building shapes, among others, should be reviewed for consistency (30,31,32).

Action 1.2: Review projects for visual competition with the natural environment. At a minimum, this should include the location, the mass shape, and the materials and colors, of signs and buildings (30,31).

Policy 2: Protect and enhance, where feasible, scenic vistas from SR 158 and other viewing areas (31).

Action 2.1: Require visual screening of project proposals within significant view areas of SR 158 and major and minor features of the natural environment. This may include the use of visual barriers, breaks or screens such as landforms, berms and vegetation. Visual screening along SR 158 may not be required in the June Lake Village and in the Down Canyon's roadside neighborhood commercial and commercial lodging areas (31).

Action 2.2: During the planning permit or specific plan or Redevelopment processes work with applicants to promote developments that are sensitive to the visual quality of the natural setting (30,31,32).

Action 2.3: Promote the usage of color and material studies to aid in evaluating the visual impacts of development from SR 158 and from major and minor features of the natural environment (30,31,32).

Action 2.4: Work with Caltrans and the USFS to minimize the visual impacts of new roadway projects (31).

Action 2.5: Where feasible, limit the number of new intersections with SR 158 by designing individual driveways or collector streets to exit onto an arterial or other roadway prior to joining SR 158 (31).

Action 2.6: Where feasible, work with Southern California Edison to underground, relocate or visually screen power lines and other facilities in areas of high visual quality. Lines and facilities crossing, running adjacent to or visible from SR 158 and the West Village/Rodeo Grounds should receive priority consideration (30,31).

Action 2.7: Where feasible, require new development to underground all new power lines (30,31).

Action 2.8: Investigate the feasibility of and financing mechanisms for placing existing overhead utility lines underground (30,31).

Policy 3: Minimize the visual impacts of hill-slope developments (30).

Action 3.1: Promote structural designs that conform to the natural landform of hill slopes. Designs should complement the natural contours of hill slopes and not promote excessive areas of cut and fill (30).

Action 3.2: In cases where cut and fill is necessary, encourage developers to blend in altered areas with surrounding natural areas. Disturbed areas, except in cases where greater land alterations may occur, should be designed to resemble the steepness and vegetative character of surrounding undisturbed areas (30).

Action 3.3: Work with the USFS and June Mountain Ski Area to minimize the visual impact of new ski area development (30,31).

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**OBJECTIVE C**

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Promote the maximization of scenic views from commercial establishments, where effects on viewsheds are minimal or can be mitigated (30,32).

Promote scenic views from commercial establishments.

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Policy 1: Promote locating developments to maximize scenic views, while minimizing the effects on the surrounding environment (30,31,32).

Action 1.1: Review development plans for viewsheds from projects and from vantage points overlooking the proposed projects during the planning permit process (30,31,32).

Action 1.2: Where feasible, work with developers to visually screen or otherwise minimize scenic impacts of developments (30,31,32).

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**OBJECTIVE D**

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Visually link the districts of the June Lake Loop while retaining the continuity and compatibility of an individual district's visual identity and providing for change (32).

Visually link June Lake's community areas.

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Policy 1: Promote the usage of design measures that visually enhance the Loop's character, yet provide for diversity within individual districts (30,32).

Action 1.1: Develop streetscape elements that are common in all districts, especially along SR 158. This may include the repetition of elements such as street signs, distinctive lampposts, or vegetation that utilize similar shapes, materials, colors and styles (30,32).

Action 1.2: Utilize the Loop's generic building characteristics to facilitate continuity and compatibility between buildings located in different districts. These characteristics may include roof form, primary entries, building shapes, exterior building materials, doors and windows, and building trim (30,32).

Action 1.3: Maintain the "intimate" or pedestrian scale of June Lake's built environment in all districts (30).

Policy 2: Establish the visual identity of each district (32).

Action 2.1: Promote the use of both simple and complex measures that will aid in distinguishing districts. Simple measures may include district identity signs, while more complex measures, designed to present a district theme, could include a single type of street tree, street names, particular vegetative plantings, street furniture, and lampposts, among others (32).

Policy 3: Promote transitional designs in neighboring developments to maintain the identity of individual districts (32).

Action 3.1: During the planning permit specific plan and Redevelopment processes, review site elements for transitional qualities between adjoining properties. These transitional qualities may include similar or complementary setbacks, scale, landscaping, and signing, among others (32).

Action 3.2: During the planning permit specific plan and Redevelopment processes, review building elements for transitional qualities in relation to other buildings of the district, or immediate neighborhood. Transitional qualities should include the repetition, or inclusion, of generic building characteristics found in the area such as roof form, entries, building shapes, exterior building materials, doors and windows, and building trim, among others (32).



## REFERENCES

Department of Housing and Community Development. 1983. **A History of Inclusionary Housing Programs in California: A Status Report.**

June Lake Citizens Advisory Committee. 1986. **June Lake Imagability Study.**

June Lake General Plan Citizens Advisory Committee and Mono County Planning Department. 1986. **Residence Survey and Visitor's Sample Summary Report.**

M.R. Farrell & Associates Inc. 1987. **June Lake: Phase I Preliminary Project Report.**

# OPEN SPACE AND CONSERVATION ELEMENT

## I. INTRODUCTION AND SUMMARY

This element combines two state-mandated General Plan requirements: the Open Space Element and the Conservation Element. State law requires that local governments regulate the use of "open space lands" by setting aside areas and developing specific open space management and use plans. Open Space refers to unimproved lands or waters that are set aside for the following purposes: natural resource land; recreation land; scenic land; watershed or groundwater recharge land; and wildlife habitat land. Open space designations can also minimize public health and safety concerns associated with natural hazard zones. The Conservation Element, on the other hand, provides for "the conservation, development, and utilization of natural resources." State law mandates that impacts to waters, forests, soils, wildlife and their habitats, air quality, mineral resources and other natural resources be addressed in this element.

## II. ISSUES

### WILDLIFE AND HABITAT RESOURCES

1) Natural vegetation defines and supports several important resource values. Wildlife, water supply and quality, and scenic vistas, among others, depend upon the natural vegetation.

Natural vegetation supports important resource values.

2) Higher recreational usage makes lakeshore and stream-bank vegetation more susceptible to human disturbance and damage.

3) The protection and enhancement of natural habitats is a critical element in preserving and restoring the long-term existence of local wildlife. Riparian woodlands, wet meadows, marshlands, migration corridors and summering grounds are recognized as critical, highly localized wildlife habitat.

Undisturbed natural habitats are important to the long-term survival of wildlife.

4) Resource management agencies have given special status to 11 species of mammals and 36 species of birds known to occupy the planning area (see June Lake MEA, P. II-17 to 20).

5) Trout fishing, one of the June Lake Loop's most popular and economically important recreational activities, has been negatively impacted by livestock grazing, water diversions and improperly or inadequately applied erosion control measures (see June Lake MEA, P. II-11 to 13).

**WATER SUPPLY**

6) The June Lake Public Utility District (JLPUD) is the principal water supply agency. Local surface water sources, with the exception of a few well sites, provide most of the water (see June Lake MEA, P. II-125 to 139).

7) Water rights held by and applied for by the JLPUD should be adequate to meet near future demands, but may be inadequate to meet demands at full buildout. The high cost of expanding water distribution and storage facilities rather than shortfalls in water rights limits the ability of the JLPUD to additionally supply water.

8) Additional domestic water diversions from developed surface water sources will reduce flow rates in downstream channels. Removal of significant volumes could be detrimental to plants and animals that directly or indirectly depend on the effected environment. Loss of the strikingly beautiful riparian vegetation that grows along these watercourses would be detrimental to the area's natural qualities.

9) Insufficient data on the potential to expand existing surface water sources and to utilize groundwater resources hinders projections on meeting future demand.

10) Projected domestic and fire protection water demands require the expansion of reservoir and distribution facilities by the JLPUD.

The JLPUD has adequate water supplies for near future demands, however supplies may be inadequate to meet buildout demands.

**STORM WATER RUNOFF**

11) Disturbances to existing vegetation and land coverage by impervious surfaces will increase as future development permitted under the draft Area Plan Update occurs. Runoff from these surfaces, during spring snowmelt and summer rainstorm periods, will aggravate existing storm drainage problems and result in increased ponding and flooding in the community's low-lying areas. It may also negatively impact water resources by increasing levels of silt, sediment and nutrients in surface waters.

12) A significant increase in direct runoff to Reversed and Rush creeks may result in unnaturally high stream flows. Under certain conditions, these higher-than-normal flows will cause stream-bank erosions, re-suspension of settled solids and loss of habitat for resident populations of trout and insects.

13) An increase in runoff over the surface and shoulders of unimproved dirt roads in the Down Canyon residential areas may result in the deposition of significant amounts of silt and other earthen materials in Reversed Creek, Rush Creek and Silver Lake.

Future development will disturb existing vegetation and increase impervious surfaces. Changes could lead to additional runoff and a decrease in water quality.

14) Where runoff from developed areas is by sheet flow over unprotected and unimproved road sections excessive damage may occur to both road shoulders and road surfaces. Uncontrolled runoff over paved sections will cause premature degradation or failure of improved sections.

15) Discharge of oil, grease and other petroleum products from developed lands, paved roads, parking areas and driveways would contribute to the degradation of surface and groundwater quality. Negative impacts on water resources may harm the Loop's water-based recreational activities and the summer economy.

Contaminant level increases from new development may impact the Loop's water resources.

16) Integrated storm drain facilities in the Village and Down Canyon have not been developed. 1982 estimates by the Mono County Department of Public Works indicate that costs associated with upgrading drainage deficiencies in the June Lake Village range from \$250,000 to \$1 million.

### **AIR RESOURCES**

17) Rapid rates of dispersion and ventilation along with low levels of emissions combine to maintain a high level of air quality in the June Lake Loop. However, winter temperature inversions trap automobile emissions and emissions from wood fires and heating devices, creating an unhealthful level of air quality.

Winter temperature inversions and additional emissions may degrade air quality.

### **SOLID WASTE**

18) The relatively low volume of solid waste generated does not present a disposal problem, although anticipated growth may change the situation.

### **CULTURAL RESOURCES**

19) A number of prehistoric Indian sites and artifacts have been identified and located in the June Lake area. Future development increases the potential for disturbing additional sites and artifacts.

### **FOREST RESOURCES**

20) The 1988 Inyo National Forest Land and Resource Management Plan, which prescribes various uses and establishes management standards within the Inyo National Forest, allows uneven timber harvesting, grazing, and deer habitat management, among others, in areas surrounding the June Lake Loop.

**RECREATIONAL RESOURCES**

21) In addition, the Inyo National Forest Land and Resource Management Plan designates the June Lake Loop as concentrated recreational area. This designation outlines measures for recreational open spaces as well as calling for the expansion of recreational facilities. These are addressed in the Tourism Element.

### III. POLICIES

#### A. GENERAL

##### GOAL

Conserve and enhance the quality of the June Lake Loop's natural, scenic and cultural resources.

##### OBJECTIVE A

Protect the Loop's natural environment by controlling new development in environmentally sensitive areas and by mitigating the impacts of development to the greatest extent practical (1,3,4,5,11,15,20).

Protect the Loop's environment by controlling development and mitigating impacts.

Policy 1: Mitigate impacts or limit development to an appropriate level in environmentally and visually sensitive areas. Environmentally sensitive areas include: stream-side zones, potential high groundwater table zones, and steep hill slopes (1,2,3,4,5).

Action 1.1: Discourage the division of lands designated for natural habitat protection or located in environmentally sensitive zones, into ownership patterns that would inhibit the preparation of a site plan capable of adequately considering and protecting areas of high natural resource value (1,3,4).

Action 1.2: Discourage, where feasible, the filling or dredging of wetlands, related springs or high water table areas and creek ways (1,3,4).

Action 1.3: Where feasible, limit uses or developments that have the potential to disturb, reduce or eliminate, the nutrient filter value function, water temperature modulation effects, soil stability effects, and habitat functions of vegetation within natural habitat protection districts and on environmentally sensitive zones (1,3).

Action 1.4: Where feasible, limit cutting, filling, grading or excavation that has the potential to disrupt the natural water regimen, vegetation stability, land form or stream morphology (1,3).

Action 1.5: Work with local, state and federal agencies to identify environmentally sensitive areas and to develop measures for their protection. Should conflicts occur over the designation of sensitive areas, expert studies, provided by the project proponent, will be required to prove that the area in question does not qualify as an environmentally sensitive area (1,3,4).

Action 1.6: Work with state and federal lead agencies in resolving conflicts over the delineation of environmentally sensitive areas (2,3,4).

Policy 2: Promote USFS land exchanges and/or purchases by land conservation groups of sensitive areas; where such exchange or purchase is infeasible, control development to protect environmentally sensitive areas (1,2,3,4,5).

Action 2.1: Use USFS land exchanges and controls on development to protect environmentally sensitive private lands. Two areas, the Silver Lake Meadow and the hill-slope lands overlooking the June Lake Village, are recommended for land exchange (See Figure 3). If trades are not possible, limited compatible development should be allowed. Larger parcels contained in environmentally sensitive areas would be subject to specific development controls designed to minimize impacts on sensitive areas (1,2,3,4,5).

Action 2.2: Where feasible, work with land conservation groups that specialize in purchasing environmentally sensitive private lands and holding them as natural preserves or eventually turning them over into public ownership (1,3,4).

Action 2.3: Work with the USFS to facilitate land exchanges within the June Lake Loop involving federal lands not possessing high habitat or visual resource values. Federal lands traded into private ownership should be located near established, developing or Area Plan designated community areas. Reverse land exchanges, or trading highly sensitive private lands for less sensitive National Forest lands, should also receive priority consideration. Due to the limited private land available within the Loop, lands exchanged into federal ownership should be traded for developable lands in the June Lake Loop, if feasible (1,3,4).

Policy 3: Project-specific geotechnical and/or soils engineering studies should be used to determine and mitigate potential hazardous situations due to unstable soils overlying potential high groundwater table areas (3).

Action 3.1: Projects in identified areas of high groundwater should prepare site-specific geotechnical and/or soils engineering studies to determine site stability. Project-specific design/engineering measures should mitigate possible effects of unstable soils (3).

## ENVIRONMENTALLY SENSITIVE LANDS

In addition to the policies and actions above, the following measures shall apply to the lands identified in natural habitat protection district (See Figure 6.E) and potential high groundwater table areas (See Master Environmental Assessment, Figure 3).

### Natural Habitat Protection District

Policy 1: Preserve natural habitat areas by limiting development and curtailing harmful uses. Assign top priority to these lands for land exchanges (5).

Promote lands trades in the Natural Habitat Protection District.

Action 1.1: Prohibit the grazing of horses or other livestock on wetland areas such as the meadow and marshes in the Natural Habitat Protection District. The Silver Lake Meadow is the only area falling under this designation (5).

Action 1.2: Limit development in natural habitat zones to retain sensitive environments while allowing for compatible development. Uses such as commercial lodging, community assembly, educational, residential, recreation and recreation-related retail or sales are allowed, if complementary and compatible with natural habitat areas. The extent of development in the natural habitat protection district will depend upon the amount of land within the district not covered by wetlands (non-conflict areas). Three scenarios can occur:

- 1) If the entire parcel is covered by wetlands, then a maximum of 2 percent of the parcel may be altered.
- 2) If between 1 percent and 3 percent of the parcel is covered by non-wetland areas, then the total non-wetland area and wetland area, not to exceed 3 percent in combination, may be altered.
- 3) If more than 3 percent of the parcel contains non-wetland habitat, development will be limited to a maximum of 3 percent of the total parcel area or 15 percent of non-wetland areas, whichever is greater.

Land alteration limits shall apply to the placement and design of structures, roads, utilities, parking, buildings, walkways, and attendant facilities. In wetland areas, these facilities must be designed and constructed to cause minimum physical disturbance to natural site conditions and be approved by the U.S. Army Corps of Engineers (Corp) and U.S. Fish and Wildlife Service (Service) (1,3).

Action 1.3: Where feasible, locate development on lands devoid of environmentally sensitive habitats (1,3).



Policy 2: Identify and map wetland areas according to federally approved criteria and develop appropriate mitigation measures (1,3,4).

Action 2.1: Encourage the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service to identify and map wetland areas contained in the natural habitat protection district, and to establish appropriate mitigation measures for future development projects (1,3,4).

Action 2.2: Pursue grant moneys to fund a wetlands identification, mapping and mitigation study for the natural habitat protection area. Any such study should be conducted in accordance with the technical criteria, field indicators, and identification methods cooperatively established by the Corp, EPA, Soil Conservation Service, and Service (1,3,4).

### **Stream-side Zones**

Policy 1: Protect riparian vegetation, water quality and fish habitat by minimizing encroachments into stream-side zones (1,2,3).

Action 1.1: Require applicants of projects located near or adjacent to Rush, Reversed (starting at Gull Lake), Fern, Yost, Alger and Snow creeks to show indicated creeks and/or adjacent stream-side parcels on planning permit application maps filed for County review (1,2,3).

Action 1.2: Applicants on lots near or adjacent to Rush, Reversed (starting at Gull Lake), Fern, Yost, Alger and Snow creeks will be encouraged to design facilities that do not encroach upon waterways. After demonstrating that all reasonable measures have been taken to prevent development in stream-side zones, applicants will be able to pursue setback deviations. In no case shall foundations be located closer than 20 feet from the bank of these creeks (1,3).

Action 1.3: New subdivisions and parcel maps proposed in stream-side zones shall provide stream setbacks of 50 feet from the **bank** (1,2,3).

### **Potential High Groundwater Table Areas**

Policy 1: Discretionary projects located in potential wetland areas should be reviewed by the U.S. Army Corp of Engineers (Corp) and U.S. Fish and Wildlife Service (Service) (1,2,3,4).

Action 1.1: Discretionary projects with the potential to disturb wetlands should be reviewed by the Corp and Service prior to submitting development applications to the County. If the Corp and/or Service determines that the project will require a 404 Permit, the County will coordinate the project and environmental review with the agencies. Projects of less than one acre not containing endangered species or cultural resources may be exempt from the 404 Permit process (1,2,3,4).

Policy 2: Limit the intensity of development in identified wetland areas (3).

Action 2.1: Structures and attendant facilities shall, to the extent feasible, be located in non-wetland areas. Projects subject to discretionary permits will be encouraged to use alternative site designs such as clustering or zero lot line developments to avoid constructing on wetland areas. Variances may be obtained for height, setback, or other restrictions to promote construction on non-wetland areas (1,3).

Action 2.2: Limit the intensity of development in identified wetland areas and encourage designs that cause minimal physical disturbances to natural site conditions. Designs should minimize impacts on existing vegetation, soils, and drainage patterns. Disturbed areas should be revegetated prior to the issuance of a Certificate of Occupancy (1,3).

Policy 3: Protect the water quality of groundwater basins by preventing the introduction of surface contaminants and minimizing changes to existing surface coverings in recharge zones (1,11,15).

Action 3.1: Projects subject to discretionary permits should be designed to minimize the alteration of lands overlying shallow groundwater tables and in recharge zones (1,11).

Action 3.2: Ensure that surface waters released from projects near areas of shallow groundwater and recharge zones meet the pollutant discharge standards of the Lahontan Regional Water Quality Control Board (1,15).

## **B. WATER RESOURCES**

### **OBJECTIVE B**

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Promote the development of local water resources to meet future domestic needs in a manner that maintains and protects the natural environment (1,5,8).

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Promote water resource development that protects the environment.

Policy 1: New water resource projects in the June Lake Loop should not impact natural resources and recreation (1,3,5,21).

Action 1.1: Coordinate efforts with the USFS and June Lake Public Utility District to develop water supplies in an environmentally sound manner. Oppose water developments that will compromise the integrity of the Loop's recreational and environmental resources (1,3,5,6,8,9,10,21).

Policy 2: Promote the development of a diversified water system to withstand periods of drought without causing undue impacts on the environment (1,5,6,7,8,9,10).

Action 2.1: Encourage the June Lake Public Utility District to investigate using groundwater for domestic needs (9).

Action 2.2: Work with the JLPUD to ensure that adequate water supplies exist to meet the water needs of the community at planned buildout during drought years. Require new developments in specific plan areas to develop additional water sources if needed to meet the development's water demand at buildout (5,7,8).

Policy 3: Use comprehensive water management plans to guide water use, the construction of new water supply facilities and the protection of natural resources (1,5,7,8,9,10).

Action 3.1: Promote the development of a comprehensive water management plan by local entities which plan for the present and expected water needs in the Loop. This plan should consider the effects of upstream water diversions on Mono Lake, the visual effects of fluctuating water levels in lakes and streams, and the potential effects of future water diversions on spawning fish or other wildlife (1,5,8).

Policy 4: Promote water conservation to avoid or delay construction of new water facilities and to preserve the natural environment (1,5,7,8).

Action 4.1: Work with local water agencies to develop and implement policies that promote water conservation. Policies could include measures to encourage planting of native plant species, measures to reduce the water requirements of landscaping, and changes in the Building Code to require the usage of water conserving fixtures (1,5,7,8).

Action 4.2: Work with local water districts to provide residents with literature on water conservation and, if feasible, kits containing water-conserving modification devices (1,5,7,8).

Policy 5: Recognize in-stream flows as a beneficial use of water (1,5,8,21).

Action 5.1: Work with water and wildlife management agencies to ensure that stream diversions will not harm existing wildlife (1,4,5,8).

Action 5.2: Promote studies that establish minimum in-stream flows and lake levels. These levels must protect existing aquatic communities and associated vegetation. Coordinate efforts with local water districts and land and wildlife management agencies (1,5,8).

Action 5.3: Use the California Environmental Quality Act (CEQA) review process to identify mitigation measures and alternatives to water-diversion projects that may have significant environmental impacts (1,5,8).

Action 5.4: Discourage construction activities (e.g., bridges and stream realignments) that alter stream channels near fish spawning habitat and during periods when fish are spawning or when eggs are incubating in the stream gravel (5).

Action 5.5: Discourage developments that alter the configuration or flow of minor creeks or drainage channels tributary to major creeks. Also discourage activities that increase water turbidity, sedimentation and silting of water bodies and streams (5).

Action 5.6: Coordinate efforts with the DFG on projects requiring stream alteration permits (5).

Action 5.7: Prohibit direct and indirect discharges of spoil, debris, or other material into waterways. Indirect discharges shall be controlled by minimizing the possibility of substances washing into a water body (5,15).

Action 5.8: Construction operations requiring repeated stream crossings shall install temporary bridges (5,15).

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**OBJECTIVE C**

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Protect the water quality and clarity of the June Lake Loop by reducing or eliminating sources of contamination to lakes, streams and sub-surface water supplies (11,12,13,14,15,16).

Reduce sources of water contaminants.

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Policy 1: Minimize impacts on surface and groundwater resources by limiting erosion and uncontrolled storm water discharges (5,11,12,13,14,15).

Action 1.1: Encourage developers to incorporate erosion control measures that create a zero off-site net increase in runoff into project designs. These measures could include revegetation programs, rip-rapping, side drains, blankets or erosion nets, among others (11,12,13,14,15).

Action 1.2: Require developments, including single-family homes on soils highly susceptible to erosion or on steep slopes, to submit erosion control plans as part of the planning permit process. Consider adopting erosion control and revegetation guidelines for single-family homes in all areas (11,12,13).

Action 1.3: Work with other agencies such as the Lahontan Regional Water Quality Control Board and June Lake Public Utility District to ensure that erosion and drainage control measures are adequate to protect water resources (11,12,13).

Action 1.4: Mitigate siltation on Rush Creek and at the inlet to Silver Lake (11,13).

Action 1.5: The County shall work with the USFS to encourage the June Mountain Ski Area to continue to develop and implement comprehensive erosion control measures. These measures should strive to meet the County's zero net discharge policy (11,12).

Policy 2: Minimize the possibility of erosion and off-site discharge of storm waters by retaining the existing vegetative cover (11).

Action 2.1: Promote the preservation of trees and other vegetation by limiting removal to areas necessary for primary access ways, building footprints and parking areas. During the planning permit process work with the applicant to minimize the removal of vegetation (11).

Action 2.2: A Timberland Conversion Permit from the California Department of Forestry shall be obtained during the planning process for projects three (3) acres or larger, planning on selling, or bartering for other services, trees removed prior to construction.

Policy 3: Limit or control development on steep slopes to minimize impacts on watersheds (11).

Action 3.1: Minimize development on hillsides by promoting development on flatter sections of parcels and larger minimum lot sizes (11).

Action 3.2: Discourage uniform geometrically terraced building sites that are contrary to the natural land forms, that substantially detract from the scenic and visual quality of the natural setting, and that substantially alter natural drainage patterns, vegetative cover, and significant wildlife habitat (11).

Action 3.3: Require geotechnical reports, provided by the project proponent, to demonstrate that the hillside is geologically stable and adequate for alteration, prior to substantially altering hillsides with slopes greater than twenty (20) percent (11).

Action 3.4: The subdivision of any lands that would inhibit preparation of a site plan capable of adequately considering slope conditions and complying with the standards set forth herein is prohibited (11).

Policy 4: Protect surface and groundwater by reducing the amounts of contaminants introduced by storm-water runoff (15).

Action 4.1: The County should work with Caltrans, Lahontan Regional Water Quality Control Board, USFS, June Lake Public Utility District and the Community to initiate and/or facilitate programs designed to reduce the amounts of contaminants in storm water. Street sweeping and other litter cleanup programs should be included in this approach (15).

Policy 5: Protect the water quality of June and Gull lakes and other down-stream water bodies by improving the June Lake Village's drainage system and eliminating other sources of pollution (15,16).

Action 5.1: The County should coordinate efforts with Caltrans, the JLPUD, the USFS and the Lahontan Regional Water Quality Control Board to develop and implement a master drainage control plan for the June Lake Village. This effort should examine alternatives to control runoff into Gull and June lakes, including on-site ponding/retention, undergrounding the drainage ditch between June and Gull lakes; project funding mechanisms such as redevelopment, bond issues and zone of benefit charges, among others, also should be considered (16).

Action 5.2: Encourage the Lahontan Regional Water Quality Control Board to conduct a eutrophication study on Gull Lake and, where feasible, adopt the study's recommendations (11).

## **C. AIR QUALITY**

### **OBJECTIVE D**

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Maintain a high level of air quality that protects human health and wildlife, and prevents the degradation of scenic views (1,17).

---

Maintain a high level of air quality.

Policy 1: Discourage automobile usage by promoting the development of pedestrian-oriented villages that include convenient, centrally located off-street parking, pedestrian walkways, transit service, direct ski access, and bicycle/cross-county trails (17).

Action 1.1: Promote the development of paths for non-motorized modes of transit (e.g., pedestrians, cross-county skiers or bicyclists). These paths should link major lodging and parking facilities with recreational and commercial centers and should be maintained year round. Bond issues or Quimby Act moneys, among others, could be used to fund construction (17).

Action 1.2: Work with the June Mountain Ski Area to develop ski-back trails from the ski area to concentrated use areas (1,2,9).

Action 1.3: Investigate the feasibility of developing an overhead lift into the Village from the Mountain. If such a lift is developed, ensure that it will: A) operate during the summer months and complement the summer recreation attractions of the Village area; B) minimize the visual impacts to the Village, June Lake and Gull Lake; C) and be architecturally compatible with other village developments. If a lift proves infeasible, work with the Ski Area to develop a transit system from the Village and West Village/Rodeo Grounds to the ski area (17).

Action 1.4: Promote the development of crosswalks in the Village that enhance safety, complement the non-motorized vehicle trails, and promote the Village's pedestrian atmosphere (17).

Action 1.5: If feasible, use the redevelopment or specific plan processes in the Village to coordinate the development of facilities conducive to the pedestrian-oriented concept (17).

Policy 2: Reduce emissions from wood-burning fires and other heating devices such as kerosene stoves, by limiting the number and type used in new construction and requiring the installation of clean burning heating devices (i.e., central heating, solar applications) (17).

Action 2.1: If necessary, modify the county Building Code to include measures requiring new construction to install clean-burning wood stoves and other heating devices (17).

Action 2.2: The County should promote the usage of heating devices, including wood-burning stoves, that meet the air emissions standards of the Environmental Protection Agency (17).

Action 2.3: Work with the Great Basin Air Pollution Control District to sponsor public information programs regarding wood-burning facilities (17).

Action 2.4: Where feasible, work with developers of multi-family and commercial lodging units to limit projects to one approved wood-burning device per unit. Also, promote the use of decorative propane or other clean-burning fuel fireplaces instead of wood-burning devices (17).

Policy 3: Promote the use of solar applications, where feasible, for residential and commercial space heating (17).

Action 3.1: Implement the June Lake Design Guideline's solar design directives during the planning permit process (15).

Action 3.2: Promote the use of both passive (building orientation) and active (photovoltaic cells) solar applications in the West Village/Rodeo Grounds and other specific plans (15).

## **D. SOLID WASTE**

### **OBJECTIVE E**

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Reduce the quantity of solid waste generated to delay or avoid the need to construct new solid waste disposal facilities and to minimize litter in the June Lake Loop (18).

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Policy 1: Promote the recycling of materials in the solid waste stream (18).

Action 1.1: Encourage new developments to provide recycling bins for the separate collection of newspapers, glass and cans (18).

Action 1.2: Establish a public education program that encourages recycling and also provides information on where recyclable materials can be deposited (18).

Action 1.3: Encourage the Board of Supervisors to support statewide legislation that would raise the redemption value of recyclable cans and bottles. Also, if feasible and in the absence of statewide action, encourage the Board to support a countywide program that would raise the redemption value of recyclable cans and bottles (18).



Policy 2: Work with local businesses, the community and others to establish programs designed to reduce litter and to phase out the use of non-biodegradable products (18).

Action 2.1: Where feasible, encourage local businesses to promote the collection and disposal of empty glass containers (18).

Action 2.2: Where feasible, work with local food service establishments to phase out the use of non-biodegradable products (Styrofoam) in favor of biodegradable ones (18).

## **E. CULTURAL RESOURCES**

### **OBJECTIVE F**

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Identify and preserve significant cultural resource sites or artifacts and, where feasible, provide displays or interpretive tours (19).

Identify and preserve cultural resources.

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Policy 1: Prevent the disruption or destruction of cultural resource sites (19).

Action 1.1: Utilize the CEQA process to mitigate any impacts to cultural resources. Environmental Impact Reports for project areas suspected of containing cultural deposits shall contain an archaeological survey and identify appropriate mitigation (19).

Action 1.2: Promote comprehensive studies designed to identify and catalog cultural resource sites within the June Lake Planning Area. In cases where significant cultural resource sites are discovered, the County, in coordination with other agencies, should explore ways to preserve the sites (19).

Action 1.3: If archaeological or historic deposits are uncovered or become apparent during construction excavations, all work in the immediate area shall cease until an expert determines the significance of the find and/or prescribes actions to mitigate impacts (19).

Action 1.4: Where feasible, cultural resource deposits shall be preserved and interpreted for residents and visitors (19).

Action 1.5: Follow accepted archaeological and cultural resource standards for preservation and restoration of significant sites (see Appendix K of CEQA Guidelines) (19).

## CIRCULATION ELEMENT

### I. INTRODUCTION AND SUMMARY

The circulation system plays a major role in defining a community's physical appearance and growth. It does so by designating areas to be accessed and served by community infrastructure. Since 1955, State Law has mandated that Circulation Elements promote: the efficient transport of goods and the safe and effective movement of all segments of the population; make efficient use of existing transportation facilities; and protect environmental quality and promote the wise and equitable use of economic and natural resources.

Circulation system supports land uses and could limit future development.

The June Lake Loop's future depends heavily upon an efficient, reliable and safe transportation system. In fact, the circulation system represents the greatest limiting factor to development in the Village and increased loop-wide winter recreational opportunities. The current system effectively provides convenient access during non-winter months. However, avalanche dangers and increased traffic associated with the expansion of the June Mountain Ski Area present problems for the current system. Expansion is possible, yet ironically, it is constrained by the same sheer walls of Horseshoe Canyon, the four alpine lakes and several creeks, and the scenic conditions that attract visitors. Limited funding and other institutional constraints also hinder roadway development.

June Lake's winter recreation heavily depends on the circulation system.

### II. ISSUES

#### GENERAL

1) State Route (S.R.) 158, a two-lane County designated scenic highway and the June Lake Loop's major roadway, experiences traffic congestion during peak periods in the summer and winter. Travel during the winter is further hindered by winter time conditions.

S.R. 158 experiences heavy traffic on the ski season.

2) Traffic congestion is expected to increase with the improvements to June Mountain and associated developments. Increased traffic will aggravate congestion problems and conflicts between vehicles and pedestrians, as well as the frequency of accidents.

Traffic congestion is expected to increase

3) The majority of the Loop's residential collector roads fail to meet County standards and consequently have not been accepted into the County maintenance program. In addition, liability issues and funding shortages impede the County's ability to accept ownership of sub-standard private roads (See Figures 7.A-D).

Unimproved dirt roadways hinder access and create maintenance problems.

4) Many June Lake Loop roadways feature improper grading, shoulder improvements, setbacks, and roadway design. These features increase the cost of maintenance, repair, and snow removal; limit access for emergency service vehicles; and add to erosion and traffic circulation problems.

5) Steep slopes, sensitive environmental habitats, and a limited right-of-way hinder the widening of Route 158.

6) Small lot configurations, building encroachments into setbacks, and fragmented ownership impede the realignment and paving of roadways. The inability to provide adequate access to some private lands will limit the development potential in these areas.

7) The scenic views available from S.R. 158 provide an important asset to the June Lake Loop's tourist based economy.

8) The June Lake Village - the central commercial and retail district - lacks a cohesive and integrated system for traffic, parking and pedestrian circulation.

9) Presently, the Loop lacks alternatives to automobile use; public transit, bicycle facilities, cross-country ski and community pedestrian trails are not available. Future land uses and recreational opportunities will depend heavily upon a properly designed and integrated circulation system.

The Loop lacks alternatives to automobile usage.

#### **PARKING**

10) Parking in the Loop's commercial centers and at recreational facilities is limited or restricted. The lack of adequate parking aggravates traffic flow, creates traffic safety hazards and may constrain tourist sales revenues as well as future development. Under winter time conditions, on-street parking in residential areas slows snow removal operations and hinders internal circulation.

Limited parking creates traffic problems.

11) According to Caltrans, the rate of accidents along Route 158 in the June Lake Village exceeds the state-wide average for similar highways. Eighty-two percent of accidents in the Village area involve parked cars or cars attempting to park.

#### **WINTER CONDITIONS**

12) Avalanches have the potential to close Route 158, the Loop's only access road, for an extended period of time. In 1985, over 2,000 people were stranded in June Lake for approximately two days. Avalanche hazards also prohibit the use of State Route 158 north-east of the Southern California Edison plant near Silver Lake during the winter.

Avalanches pose a threat to safety and can block access into June Lake.

13) Planning alternatives to mitigate the avalanche hazard include: an emergency access road on the north side of June Lake, snow sheds constructed along Route 158 in hazardous zones and avalanche retaining structures in avalanche starting zones.

14) Snow removal on S.R. 158 in the Village between 8 a.m. and 5 p.m. causes traffic delays and parking problems for customers of local businesses. The loss of snow storage areas on the west side of S.R. 158, due to development in the Village, will compound these problems, if hauling occurs during business hours.

15) Limited snow storage sites adjacent to State, County, or other maintained roads have not been established.

16) At times, pedestrians must share plowed roadways with vehicles when snow covers the Village sidewalks. This increases traffic congestion and safety hazards by increasing the number of pedestrian-automobile conflicts.

#### **EMERGENCY ACCESS**

17) The limited circulation system creates both internal and external circulation problems. Restricted internal circulation could hamper fire fighting or other emergency efforts. Limited external access, i.e. mobility between the Loop and Highway 395, could hinder evacuation efforts in the event of a major catastrophe.

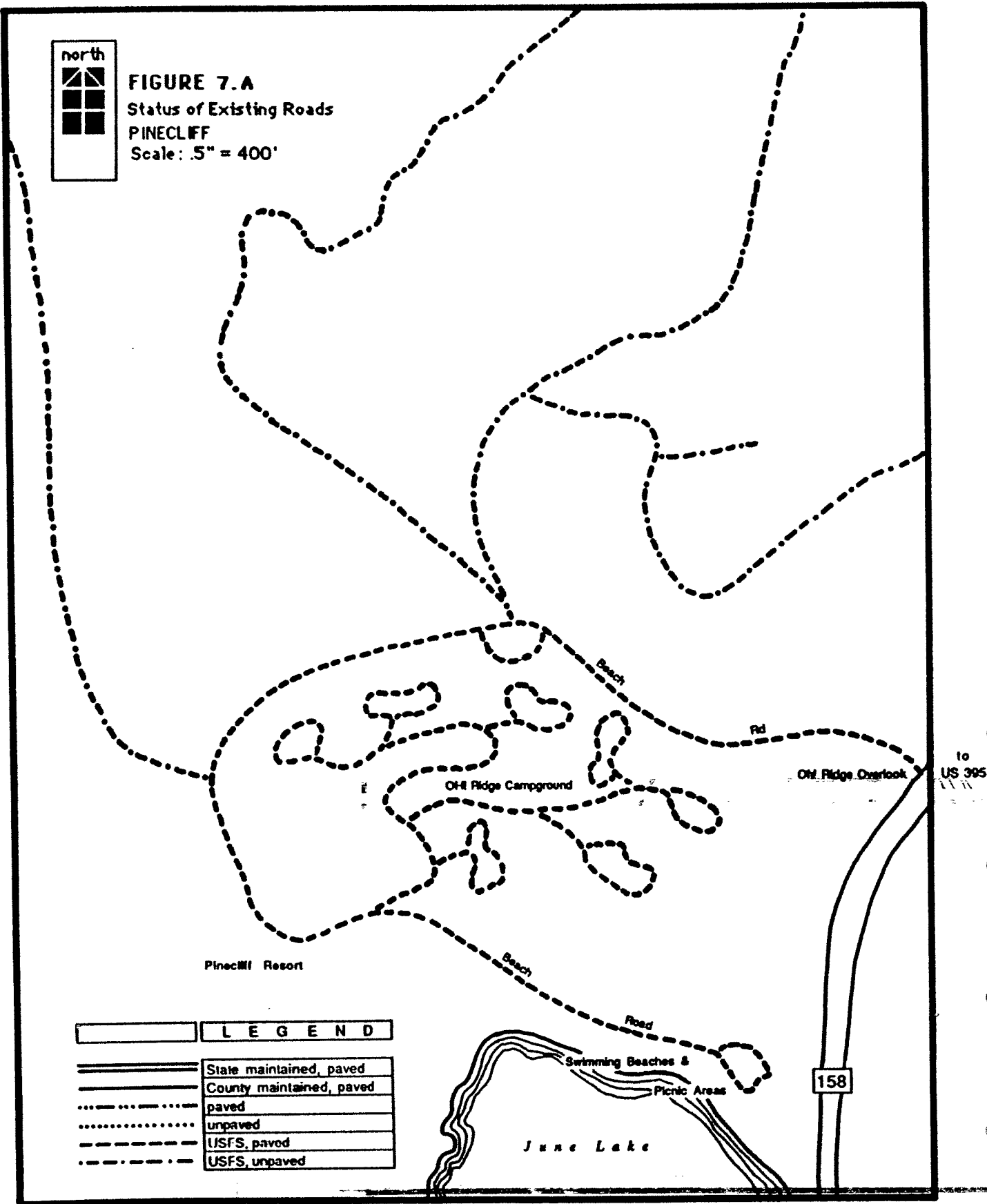
Snow removal compounds traffic problems.

Snow related pedestrian-automobile conflicts increase traffic congestion.

Existing circulation system could hamper fire fighting efforts and evacuation procedures.

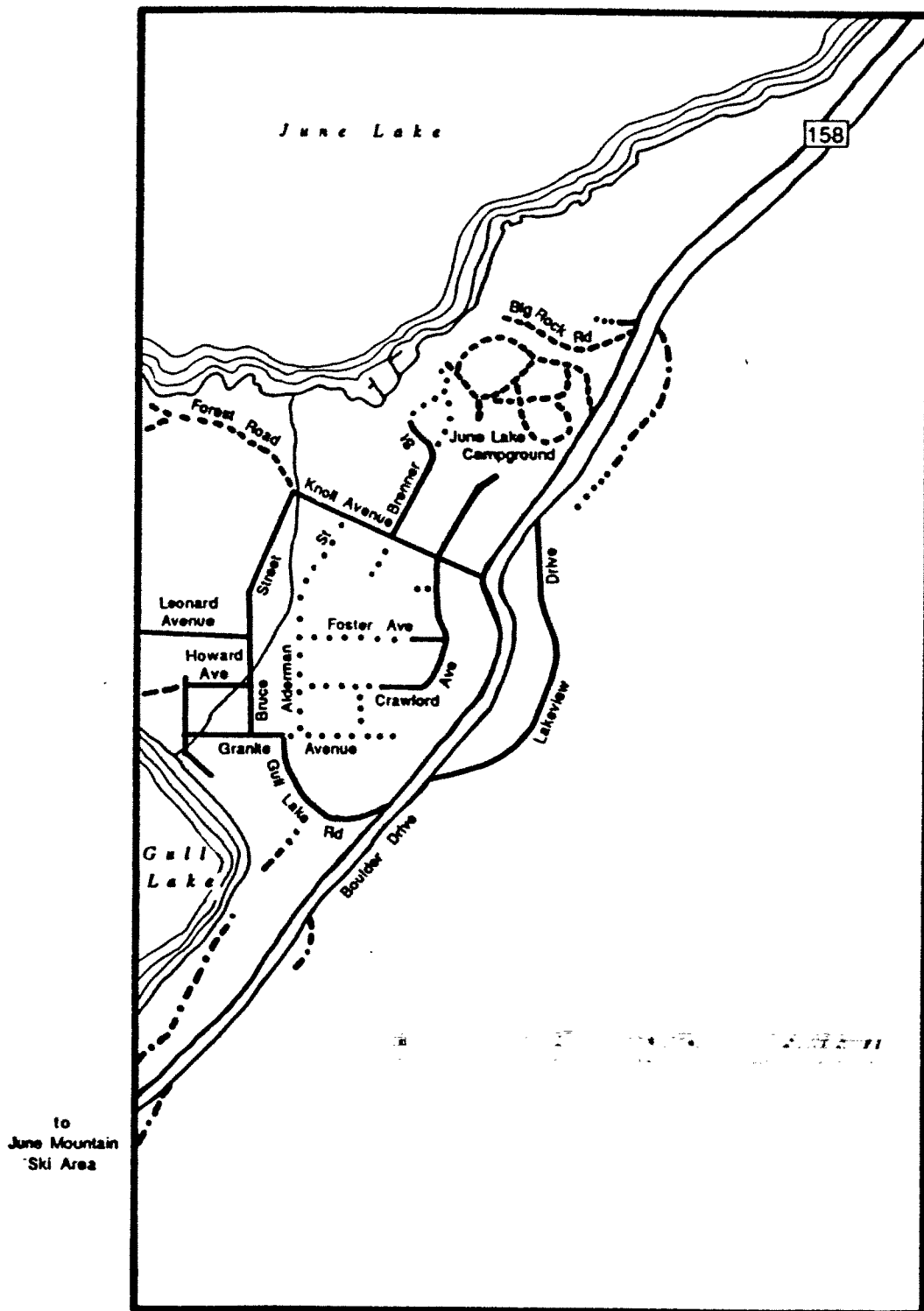


**FIGURE 7.A**  
**Status of Existing Roads**  
**PINECLIFF**  
 Scale: .5" = 400'



	LEGEND
	State maintained, paved
	County maintained, paved
	paved
	unpaved
	USFS, paved
	USFS, unpaved

to  
Down Canyon



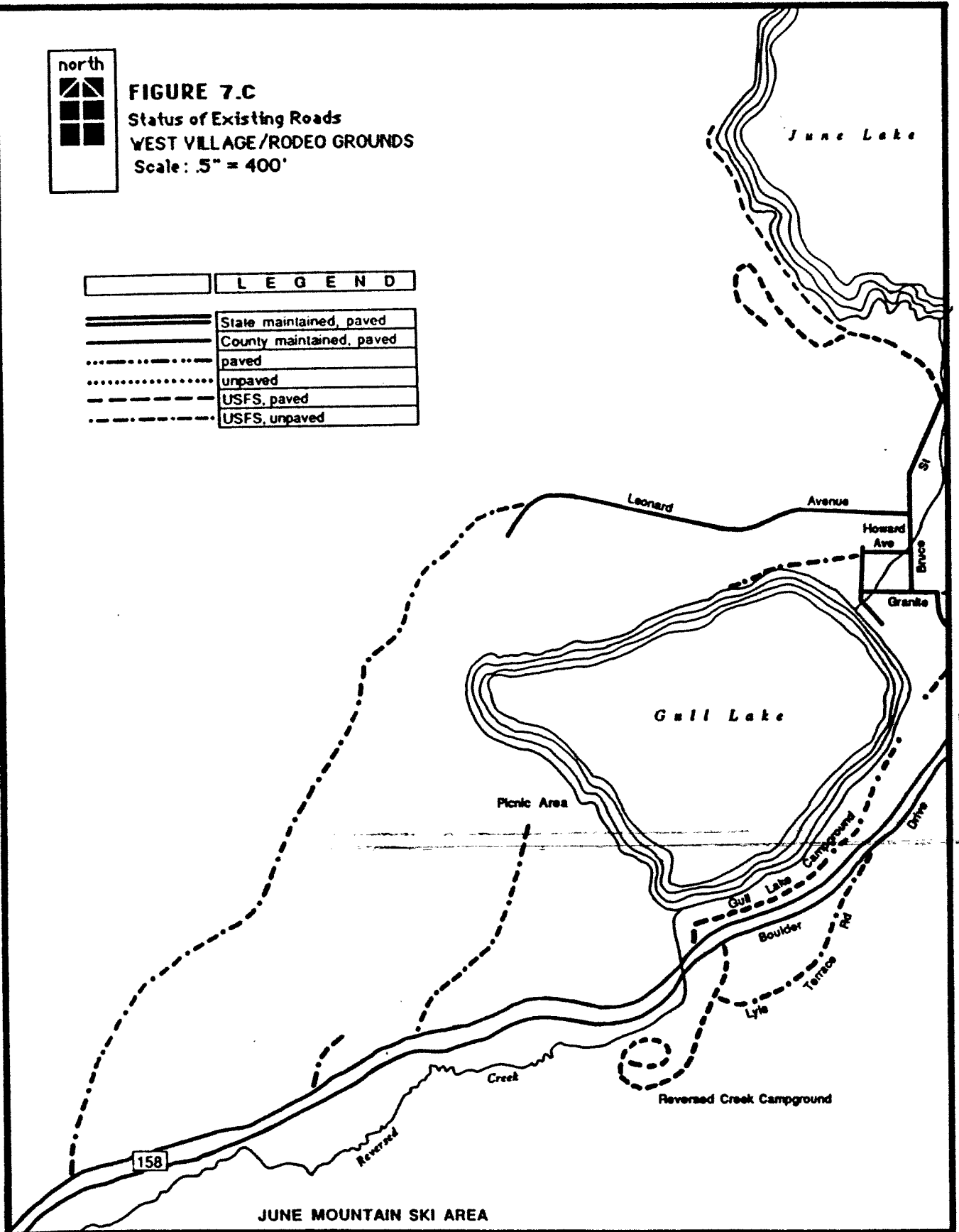
**FIGURE 7.B**  
Status of Existing Roads  
VILLAGE  
Scale: .5" = 400'

LEGEND	
	State maintained, paved
	County maintained, paved
	paved
	unpaved
	USFS, paved
	USFS, unpaved



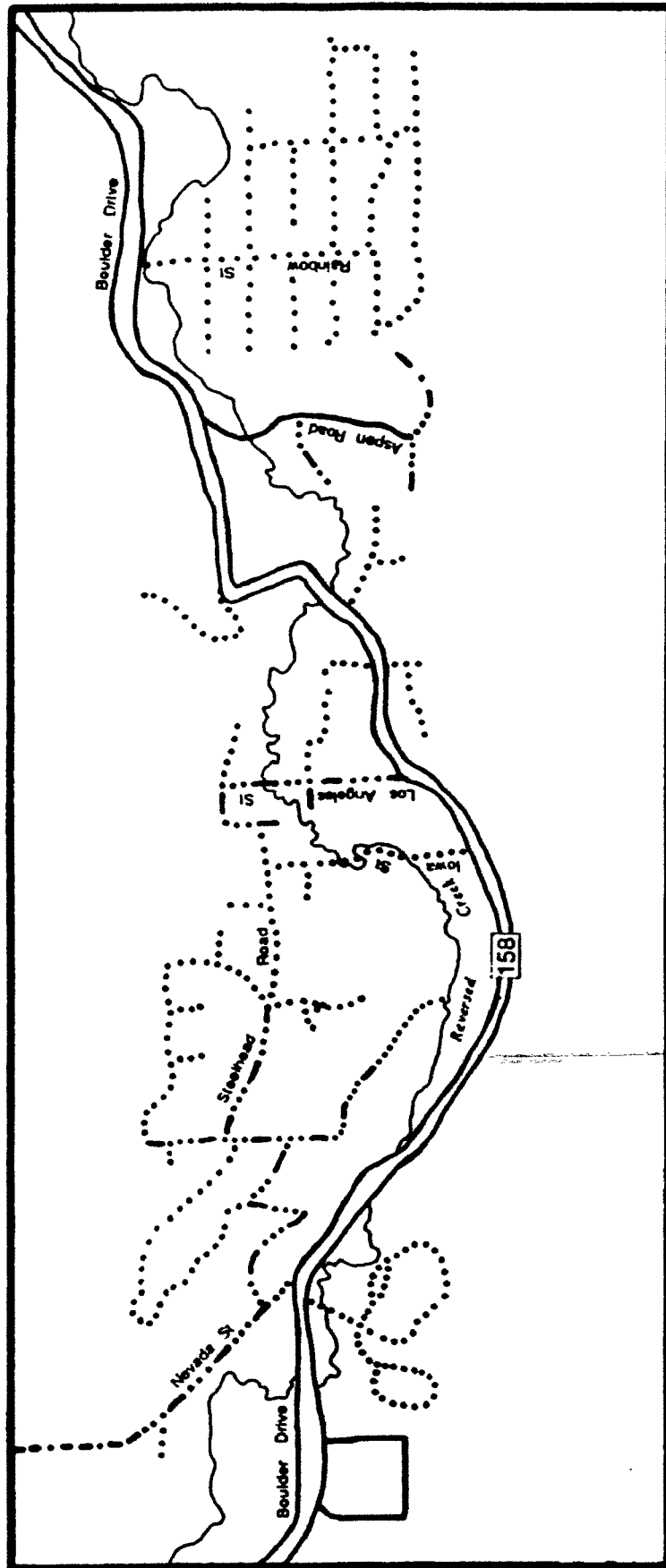
**FIGURE 7.C**  
**Status of Existing Roads**  
**WEST VILLAGE/RODEO GROUNDS**  
 Scale: .5" = 400'

	L E G E N D
=====	State maintained, paved
=====	County maintained, paved
.....	paved
.....	unpaved
-----	USFS, paved
-----	USFS, unpaved



to  
Down Canyon

to  
village



to  
Silver  
Lake



**FIGURE 7.D**  
Status of Existing Roads  
DOWN CANYON  
Scale : 5" = 400'

L E G E N D	
	State maintained, paved
	County maintained, paved
	unpaved
	USFS, paved
	USFS, unpaved



### III. POLICIES

#### GOAL

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Provide and maintain a circulation system and related facilities which will promote the orderly, safe, and efficient movement of people, goods, and services, and at the same time preserve the mountain village character of June Lake.

---

Balance access against the Loop's character.

#### A. GENERAL

##### OBJECTIVE A

---

Promote the development of a circulation system that reduces vehicular congestion and enhances safety and accessibility (1,2,3,4,5,6,8,9,11,12).

---

**Policy 1:** Seek alternative funding mechanisms for circulation improvements (1,2,3).

**Action 1.1:** Investigate the use of zones of benefit, assessment districts, redevelopment areas, mitigation fees, sales tax initiatives, and other financing alternatives for new roadway construction (1,2,3,4,6).

**Action 1.2:** Request the Local Transportation Commission to become more involved in addressing the internal circulation issues of June Lake, particularly the financing of needed private and county road improvements and ongoing maintenance costs (3).

**Policy 2:** Develop a roadway that improves access to the West Village, Rodeo Grounds and ski area (1,2,9).

**Action 2.1:** Require new development in the above areas, as a condition of development approval, to fund related transportation improvements. Under Government Code 53077 such developer exactions shall not exceed the cost of the benefit (3).

Transportation improvements funded by new development.

**Action 2.2:** Coordinate with Caltrans and USFS to construct an emergency access road along the north shore of June Lake that is compatible with new development. This roadway should be designed to allow future widening to two lanes, have the potential to relieve traffic congestion during peak periods and provide safe access under hazardous winter conditions (1,2,9).

Construct a roadway on north side of June Lake.

**Action 2.3:** The West Village/Rodeo Grounds Specific Plan should provide for extending Leonard Avenue into the Rodeo Grounds area. This analysis should examine roadway configurations that provide for future expansion, a construction phasing schedule, and alternative funding mechanisms (1,2,9).

**Policy 3:** New roadway developments, where feasible, should conform with the special June Lake roadway standards (See Table 11) (3,4,6).

New roadways to conform with special June Lake Road Standards.

**Action 3.1:** As a condition of development approval, require that roadways meet Mono County standards. If, due to topography, physical constraints, lot size, or existing built areas, construction to county standards is not feasible, allow for alternative road designs and maintenance mechanisms (See OBJECTIVE B)(3,4,6).

**Policy 4:** Ensure, where feasible, that the sight distance at major ingress and egress points is adequate. If conditions prevent adequate sight distances, signs noting the presence of access points should be erected (1,2).

**Action 4.1:** Coordinate efforts with Caltrans to determine the most heavily used access points and areas possessing the highest accident rates (1,2).

**Action 4.2:** Use the development review process to ensure that new connections with S.R. 158 provide adequate sight distance (2).

**Policy 5:** Promote traffic safety and sight-seeing opportunities by maintaining low travel speeds along Highway 158 (1,2,7,11).

Maintain low travel speeds to promote sight-seeing and enhance traffic safety.

**Action 5.1:** Continue enforcing current speed limits (7,11).

**Action 5.2:** Work with Caltrans to construct, where feasible, roadside turn-outs. Turn-outs may serve to allow faster vehicles to pass, to provide additional vantage points to appreciate the scenic beauty, and to accommodate public transportation facilities. Turn-outs could also form the basis for the proposed loop-wide system of self-guided interpretive tours using audio tapes, brochures and roadside exhibits (7).

**TABLE 11 - COUNTY ROADWAY STANDARDS FOR JUNE LAKE**

Special County Roadway Standards for June Lake were developed in 1981 to take into consideration the Loop's topography and land ownership constraints. Relative to County wide standards, June Lake standards allow for slightly narrower Rights-of-Way and paved cross sections.

Collector/Residential -- Roadway, either privately or county, serving any number of residential lots and functioning as a residential collector.

- 1) Minimum Total Rights-of-Way -- 60 feet.
- 2) Width of Pavement -- 26 feet.
- 3) Width of Roadway (Pavement and Shoulders) -- 30 feet.
- 4) Snow Storage Easements -- 15 feet on both sides.

Arterial/Commercial -- County maintained roadway designed as arterial roadway to provide access into and /or through a commercial area.

- 1) Minimum Total Rights-of-Way -- 60 feet.
- 2) Width of Pavement -- 40 feet.

Source: **County of Mono Road Improvement Standards**. 1981. Dept. of Pub. Wks.

**OBJECTIVE B**

Encourage alternative loop-wide roadway design, improvement and maintenance programs in existing subdivisions that conform to topographical, institutional and economic constraints (1,2,3,4,5,6).

Limit disruption to built areas.

Policy 1: Limit disruption of built areas when acquiring rights-of-way by using existing road-ways and limiting on-street parking on such roadways when necessary (5,6).

**Action 1.1:** In situations where County Roadway Standards can not be reasonably applied - such as in the design of road improvements for substantially developed subdivisions with substandard lots and streets, where topographical /environmental constraints and existing building placement prohibit reasonable compliance - allow for alternative designs prepared by or under the direction of a California licensed civil engineer. Alternative designs may include one-way streets, one-way streets with turnouts, and two-way streets with reduced pavement width, snow storage easements, or rights-of-way. Alternative designs however, must provide adequate emergency access and snow storage and exhibit sound engineering judgement. The Director of the Mono County Department of Public Works shall review and approve all alternative roadway designs (Note: This policy has not yet been reviewed by the Public Works Department)(5,6).

**Policy 2:** Investigate management alternatives for improving and maintaining privately owned roadways (3,4,6).

Management alternatives are needed for private roadways.

**Action 2.1:** Study the feasibility of allowing the County and/or Special Districts such as the June Lake Public Utility District to upgrade and maintain certain roadways (3,4).

**Action 2.2:** Investigate the potential for community groups or associations to obtain funding for up-grading private roads (3,4,6).

**Action 2.3:** Require large new developments proposing private roads to establish a road maintenance entity as a condition of project approval (3,6).

## **B. VILLAGE COMMERCIAL DISTRICT**

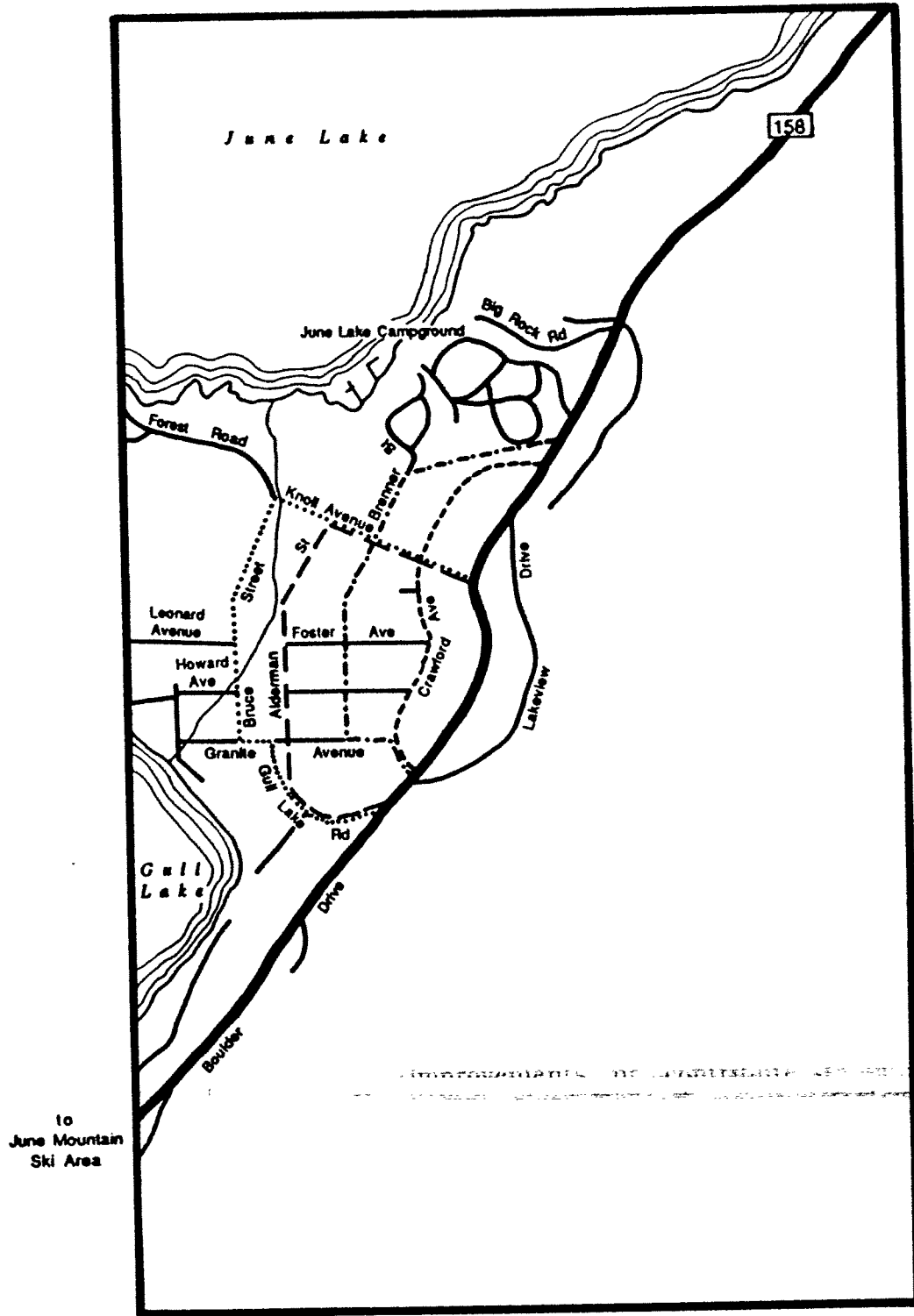
### **OBJECTIVE C**

Promote the development of a circulation system that encourages commercial infill and redevelopment in the Village (1,2,8,9).

Use the circulation system to enhance the Village as the commercial core.

**Policy 1:** Develop a by-pass collector street connecting with S.R. 158 on both ends of the Village (1,2,8,11).

**Action 1.1:** Acquire land for road construction near the Village's commercial area. Ensure that the collector road strengthens the Village's commercial core rather than diffusing commercial development. Roadway alternatives contained in Figure 8 should form the basis of any future roadway studies and/or development (1,2,8).



**FIGURE 8**  
Potential Roadway Alternatives  
VILLAGE  
Scale: .5" = 400'

LEGEND	
	Alternative 1
	Alternative 2
	Alternative 3
	Alternative 4

**Action 1.2:** Investigate the availability of redevelopment monies, major thoroughfare exaction monies, Caltrans and County funding, and private/public partnership funds, for financing the by-pass collector (1,2,3).

**Action 1.3:** As required by Caltrans upgrade S.R. 158 through the June Lake Village as new development occurs in the area. Possible roadway improvements would include a central turn pocket and expanded road shoulders (1,2,8).

**Policy 2:** Promote the development of collector streets that enhance commercial growth in the Village area (8).

**Action 2.1:** Design Village street improvement programs to encourage infill development (8).

**Policy 3:** Utilize redevelopment and/or Specific Plan processes to develop and implement a pedestrian-oriented circulation system for the Village (8,10,16).

**Action 3.1:** Conduct public meetings/workshops to gauge local support for redevelopment of the Village.

**Action 3.2:** If acceptable to the Community, pursue the redevelopment process recommended in the June Lake Redevelopment Feasibility Study (See Appendix 2) (2,8).

**Action 3.3:** If redevelopment proves unfavorable to the Community, consider using the Specific Plan process to coordinate Village capital improvements (2,8).

**Policy 4:** Promote the development of crosswalks in the Village that enhance safety, compliment the non-motorized vehicle trails, and promote the Village's pedestrian atmosphere (8).

**Action 4.1:** Coordinate the provision of crosswalks with plans for the by-pass road, trails and parking facilities (8,9).

**Action 4.2:** Coordinate a trail signing program (2,16).

## **C. WEST VILLAGE/RODEO GROUNDS**

### **OBJECTIVE D**

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Promote the development of a circulation system that provides adequate vehicle access and helps to promote a pedestrian atmosphere.

---

Policy 1: West Village/Rodeo Grounds Specific Plans should provide for development that encourages visitors to leave their cars and use alternative modes of transportation such as walking or shuttle bus service (9).

Action 1.1: Work with the developer through the Specific Plan processes to locate housing near recreational and commercial facilities, and to provide pedestrian and bicycle/cross-country ski trails, shuttle bus service, and if feasible, direct ski lift access (9).

#### **D. DOWN CANYON**

##### **OBJECTIVE E**

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Promote the development of a Down Canyon circulation system that improves internal circulation and winter access, while retaining the Down Canyon's rustic, residential character.

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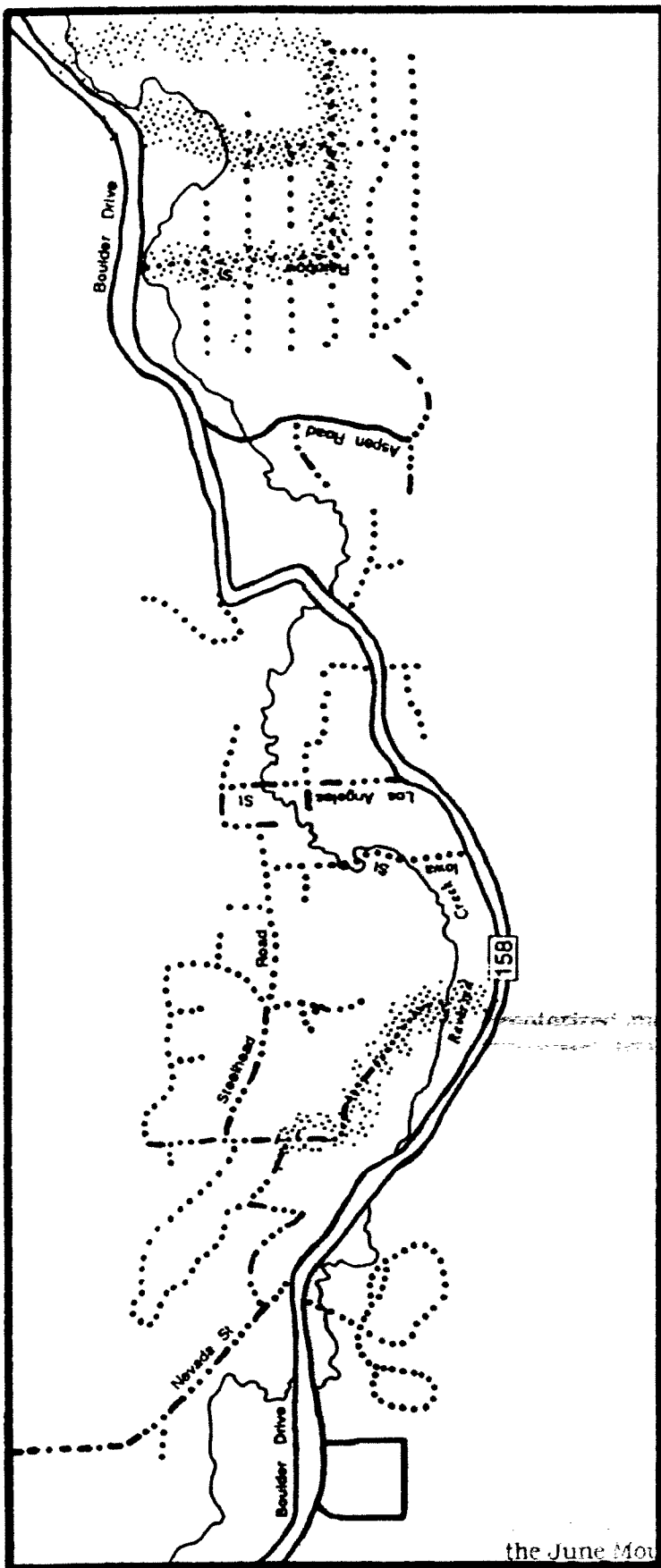
Policy 1: Improve the Down Canyon circulation system by promoting the construction of new roadways, and paving, realigning, and widening existing roadways (3).

Action 1.1: Work with the Local Transportation Commission to conduct a circulation improvement alternative analysis for the Down Canyon Area. Figure 9, which depicts potential roadway alternatives, should form the basis for any future studies. Besides analyzing and then proposing roadway alternatives, the circulation study should focus on alternative funding mechanisms (3).

Action 1.2: Work with developers of projects with the potential to cause traffic/congestion impacts to conduct off-site roadway improvements or contribute to a fund for roadway improvements. Under Government Code 53077 such developer contributions shall not exceed the cost of the benefit (3).

Action 1.3: As required by Caltrans up-grade S.R. 158 through the Down Canyon Commercial District as new development occurs in the area. Possible roadway improvements would include a central turn pocket and expanded road shoulders (2).

to  
Village



to  
Silver  
Lake

the June Mountain Ski Area (1,2,9).

III-115  
1991

III-117  
1991



**FIGURE 9**  
**Potential Roadway Alternatives**  
**DOWN CANYON**  
**Scale : .5" = 400'**

L E G E N D	
	State maintained, paved
	County maintained, paved
	unpaved
	USFS, paved
	USFS, unpaved
	Potential roadways



## **E. NATURAL AND SCENIC RESOURCES**

### **OBJECTIVE F**

---

Promote the development of a circulation system which adequately provides for the needs of residents and visitors, while maintaining and protecting the June Lake Loop's natural and scenic resources (5,7).

---

Provide adequate circulation while maintaining the Loop's natural character.

Policy 1: Design and enforce roadway construction measures that protect natural and scenic resources (5,7).

Action 1.1: Use the development review process to ensure that road and trail crossings do not alter stream courses or increase erosion and siltation (5,7).

Action 1.2: Where feasible, use natural features to screen roadway projects (7).

Action 1.3: Discourage road alignments that require large cut and fill activities in scenic areas and along hill slopes (7).

Action 1.4: Develop and implement a distinctive yet visually compatible road and signing program for the entire Loop area. Such a program should be developed in cooperation with the USFS, Caltrans and the Los Angeles Department of Water and Power (7).

## **F. ALTERNATIVES TO AUTOMOBILE TRANSIT**

### **OBJECTIVE G**

---

Promote the usage of non-motorized forms of transit to minimize the impact of the automobile in the Village, West Village/Rodeo Grounds, and Down Canyon areas and to create pedestrian-oriented areas (1,2,8,9,10,11).

---

Promote non-motorized forms of transit.

Policy 1: Provide, where feasible, paths for non-motorized modes of transit (e.g., pedestrians, cross-country skiers or bicyclists) on right-of-ways separate from auto roadways. These paths should link major lodging and parking facilities with recreational and commercial centers and should be maintained year-round (1,2,9,10,11).

Use non-motorized forms of transit to link major gathering places.

Action 1.1: Connect parking facilities with commercial and recreational nodes using paths suitable for non-motorized modes of transit e.g. pedestrian, bicycle/cross-country ski trails (1,2,8,10,11).

**Action 1.2:** Investigate the potential of using various funding mechanisms such as Bond issues or Quimby Act monies, to fund path construction (1,2,10,11).

**Policy 2:** Develop and maintain a system of non-motorized transit modes that minimize land use/circulation conflicts (1,2,10,11).

**Action 2.1:** Require dedication of right-of-way or easements as a condition of development or redevelopment in order to implement a pedestrian, cross-country and bicycle circulation system for the Village, West Village/Rodeo Grounds and Down Canyon areas (8,9,10,11).

**Policy 3:** Promote the development of a direct access transit system from the Village and West Village/Rodeo Grounds to the ski area (1,2,9).

**Action 3.1:** Work with the June Mountain Ski Area to develop ski-back trails from the ski area to concentrated use areas (1,2,9).

**Action 3.2:** Investigate the feasibility of developing an overhead lift into the Village from the Mountain. If such a lift is developed, ensure that it will: A) operate during the summer months and compliment the summer recreation attractions of the Village area; B) minimize the visual impacts to the Village, June Lake and Gull Lake; C) and be architecturally compatible with other Village developments (1,2,9).

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**OBJECTIVE H**

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Promote the development of a public transit system that reduces the need for automobile usage, promotes the usage of non-motorized modes of transit and compliments the pedestrian-oriented vision of the Village (1,2,8,10,11).

---

**Policy 1:** Promote the development of a transit system that connects the Village with the ski area and the West Village/Rodeo Grounds (1,2,9).

**Action 1.1:** In cooperation with the USFS and the June Mountain Ski Area, study the feasibility of providing a low-cost or free demand responsive shuttle bus service that connects the above areas during the winter. This study should also consider expanding the system to provide year-round loop-wide service (1,2,9).

**Policy 2:** Achieve a specified level of mass transit service (shuttle or full-size buses) to move skiers from outlying areas to and from the June Mountain Ski Area (1,2,9).

Use public transit to compliment the non-motorized modes of transit and pedestrian-oriented Village.

Develop transit service for the West Village/Rodeo Grounds area and, if feasible, the entire Loop.

Action 2.1: Work with the USFS and June Mountain Ski Area to provide transit service to June Lake from outlying areas such as Mammoth Lakes (1,2,9).

Policy 3: Encourage large employers to provide transit to employees not residing in June Lake, and also to promote carpooling among their employees (1,2).

Encourage employee transit service and ridesharing.

Action 3.1: Work with large employers to set-up and monitor employee transit programs. Require large employers to submit an employee transportation program as a condition of development approval (1,2,9).

Policy 4: Improve regional transportation alternatives to the automobile (1,2).

Action 4.1: If warranted, work with Greyhound to improve regional bus transit service (1,2).

Action 4.2: Support the expansion of the regional air transportation system (1,2).

Action 4.3: Support the establishment of a shuttle system between the Mammoth-June Airport and June Lake (1,2).

## **G. PARKING**

### **OBJECTIVE I**

---

Promote the construction of public parking facilities that reduce congestion on the circulation system, concentrate usage in specified areas, promote the usage of alternatives to the automobile, and compliment the pedestrian-oriented village concept (10,11).

Use public parking to help anchor the pedestrian Village concept.

Policy 1: Limit on-street parking as a means to relieve traffic congestion and enhance safety, once alternative parking has been developed (1,2,10,11).

After providing off-street parking, limit on-street parking during peak periods.

Action 1.1: During winter peak travel periods limit on-street parking in the June Lake Village commercial district, once alternative parking has been developed (1,2,10,11).

Policy 2: Promote the construction of off-street public parking facilities adjacent to the proposed by-pass collector street near the Village commercial core (10,11).

Action 2.1: Promote the acquisition of lands for parking facility construction. Link the construction of parking lots and the collector road (1,2,10,11).

Action 2.2: Where feasible, promote the construction of a few smaller public parking facilities rather than one large parking facility, in order to provide close, convenient parking for more businesses (10,11).

Policy 3: Require new developments to meet Mono County parking requirements (10,11).

Require new development to meet County on-site parking standards.

Action 3.1: Use the Planning Permit process to ensure that development meets County parking standards (10,11).

Action 3.2: If meeting on-site parking standards is infeasible, require developers to provide off-site parking in accordance with the Mono County Zoning and Development Code, Chapter 19.29 or to contribute to a fund to construct public parking facilities. Exactions will not exceed the sum necessary to construct the development's required number of on-site parking spaces (10,11).

Policy 4: Promote the construction of additional on-site parking and limit on-street parking during winter peak periods (10,17).

Action 4.1: Require single-family homes to provide three (3) parking spaces per residence (10,17).

Action 4.2: Work with the community to establish parking restrictions, for the winter season, that would prevent on-street parking and promote the construction of additional on-site parking spaces (10,17).

Policy 5: Encourage the June Mountain Ski Area to provide demand responsive shuttle bus service to reduce the need for on-site parking at the mountain base and to provide patrons with an alternative to driving (2,9,10).

Encourage the June Mountain Ski Area to provide shuttle bus service.

Action 5.1: Work with the USFS and June Mountain Ski Area to provide transit service between Mammoth Lakes and June Lake (1,2,9).

Action 5.2: Encourage the June Mountain Ski Area to provide for alternative parking during peak periods (1,2).

Policy 6: Limit patrons of the June Mountain Ski Area from parking along Route 158 (1,2).

Action 6.1: Work with Caltrans and the June Mountain Ski Area to develop a traffic control/parking plan that minimizes traffic congestion and safety hazards created by parking along S.R. 158 on peak days. The plan should explore improved shuttle bus service, peripheral parking combined with shuttle buses, additional signs and traffic control/parking attendants, among others (1,2).

Policy 7: Promote the development of public parking facilities to encourage day usage of under-utilized areas (10).

Develop public parking facilities.

Action 7.1: Work with Caltrans and the Forest Service to improve parking facilities near appropriate day use areas and near back-country trailheads (10).

Policy 8: Work to educate visitors and residents of the importance of legally parking their vehicles and using alternative modes of transit (1,2,10).

Promote public education as a way to reduce auto traffic and to promote alternative modes.

Action 8.1: Work with Caltrans, the USFS, June Mountain Ski Area, and local civic organizations to establish a Visitor Bureau that will, among other things, develop and distribute information on parking and transit alternatives (1,2,10).

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#### **OBJECTIVE J**

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Promote the construction of covered parking to improve June Lake's appearance and lessen the extent of snow removal (10).

Offer density bonuses to promote covered parking.

Policy 1: Promote the construction of covered parking by providing density bonuses in the following land use designations: Neighborhood Commercial; Commercial; Commercial Lodging; Moderate and High; Mixed Use; and Multi-Family Residential, Moderate and High (10).

Action 1.1: Through the Planning Permit process, award density bonuses at a rate of 1 bonus unit per 2 covered parking spaces to projects that contain covered parking for at least 50 percent of the units. Projects with bonuses shall not exceed the maximum number of units permitted in the Community Development Element's Land Use Designation Section (10).

Policy 2: Residential and commercial development in Specific Plan areas should provide underground or covered parking with convenient access to pedestrian trails and alternative modes of transit. Density bonuses in Specific Plan areas will apply (9).

Action 2.1: Enforces parking requirements through the Specific Plan process (9).

## **H. WINTER CONDITIONS**

### **OBJECTIVE K**

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Promote the development of a circulation system that provides safe, reliable year-round access to and around the southern half of the June Lake Loop (12,13,14,15).

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Ensure the circulation system provides year-round access.

Policy 1: Mitigate avalanche hazards along Route 158 on the south side of June Lake (12,13).

Action 1.1: Work with Caltrans to develop alternatives that limit the possibility of extended closures of Route 158 (12,13).

Policy 2: Encourage Caltrans and the LTC to develop an emergency access road north of June Lake (12,13).

Develop emergency access road north of June Lake.

Action 2.1: Coordinate with Caltrans, LTC and USFS to construct an emergency access road along the north shore of June Lake that is compatible with new development. This roadway should be designed to allow future widening to two lanes, have the potential to relieve traffic congestion during peak periods and provide safe access under hazardous winter conditions (1,2,9).

Action 2.2: The County should work with private developers and government agencies such as Caltrans, USFS, LTC, among others, to fund the emergency access road (12).

Action 2.3: Where appropriate, new development, as a condition of development approval, should contribute to the construction of an access road. Under Government Code 53077 such developer exactions shall not exceed the cost of the benefit (1,12).

Action 2.4: The emergency roadway should be designed to serve as a dual-purpose bicycle lane/cross-country ski trail (9).

Policy 3: Ensure that adequate roadside snow storage areas are provided in the Village, West Village/Rodeo Grounds, Down Canyon, and Pine Cliff areas (16).

Action 3.1: Acquire easements for snow storage in developing areas as a condition of development approval (14,15,16).

Action 3.2: If determined necessary, designate community snow storage areas (14,15,16).

**Policy 4:** Discourage the construction of grades that may be dangerous under winter conditions and the construction of roadways in avalanche areas unless adequate protection measures are taken (12).

Limit the construction of roadways on steep grades and in avalanche zones.

**Action 4.1:** Require that adequate access, as defined in the Mono County Road Standards for June Lake, be provided as a condition of approval for use permits and land divisions. Maximum grades on streets shall be 15 percent, however, streets with slopes of greater than 10 percent require the approval of the Director of Public Works. Nine percent is the maximum slope for roadways slated for County snow removal (16,18).

**Action 4.2:** Limit the slope of private driveways to a maximum of 15 percent (17).

**Policy 5:** Maintain, to the extent possible, the separation of pedestrians and automobiles during winter conditions (16).

**Action 5.1:** Encourage property owners to clear snow from sidewalks during business hours (16).

**Action 5.2:** Initiate snow removal/grooming for priority community pedestrian and cross-country paths (16).

**Policy 6:** Work with Caltrans to improve snow removal operations in the June Lake Village along Highway 158 (14,16).

**Action 6.1:** The County should investigate the feasibility of implementing no-parking periods along Highway 158 in the Village for snow removal purposes. These measures should take place for short time periods during non-peak hours and in close coordination with Caltrans. Providing alternative parking during snow removal periods should be a major consideration in developing this program (14,16).

**Action 6.2:** The County should encourage business owners in the Village to provide individual snow removal (16).

## REFERENCES

California Department of Transportation (Caltrans). 1986. **District 9, Route Concept Report, Route 158.**

County of Mono, Dept. of Pub. Wks. 1981. **County of Mono Road Improvement Standards.**





## **SAFETY ELEMENT**

### **I. INTRODUCTION AND SUMMARY**

The Safety Element, as mandated by the California Government Code, is designed to protect the community from any unreasonable risks associated with all types of natural hazards. State law mandates that the Safety Element contain maps depicting known natural hazard areas. These maps that form the bases of hazard related policies can be found in the Area Plan's Master Environmental Assessment.

The steep-walled mountains and canyons of the June Lake Loop are subject to numerous hazards, including, seismic, geologic, avalanche and volcanic dangers. The community's relatively remote location and the lack of reliable automobile access under winter conditions may also compound the effects of natural hazards.

### **II. ISSUES**

#### **GEOLOGIC HAZARDS**

1) Under certain conditions, rock fall areas, debris fans, talus slopes and landslide areas associated with steep slopes and escarpments present safety hazards throughout the Loop (See June Lake MEA, P. II-55 to 58). Avalanches associated with these areas also present a problem. Disturbing the vegetative covering, increasing water runoff, or other practices that alter present land uses may increase the probability of occurrence of these natural hazards/occurrences.

Land or rock slides and avalanches present safety hazards.

#### **VOLCANIC HAZARDS**

2) June Lake is subject to both blast and flow hazards from the nearby Inyo-Mono Chain and the Long Valley Caldera. The annual probability of a violent eruption affecting June Lake is 1 in 1000 (See June Lake MEA, P. II-59 to 61).

#### **SEISMIC HAZARDS**

3) The June Lake Loop lies in an area subject to extreme earth-shaking intensities. A major earthquake would, at a minimum, cause considerable damage to masonry structures and other man-made features (See June Lake MEA, P. II-59 to 65).

4) Areas underlain by water-saturated lake sediments, water-saturated pumice over five feet thick, and landfills are high seismic risk areas.

5) Seismic activity could trigger rock slides and landslides and also avalanches. Areas especially susceptible include active and inactive rock fall and debris fan areas, talus slopes, glacial till and some alluvial areas.

6) Areas especially susceptible to seismic damage include: the Grant Lake Dam, the Southern California Edison Plant, the June Mountain Lodge, and the June Lake Public Utility District water storage facility. Fault-rupture hazard zones as determined under the Alquist-Priolo Act, also present zones of special concern.

### **FLOOD HAZARDS**

7) Potential flood hazards in the June Lake Loop occur around streams and lakes. The areas most likely to be impacted in a 100-year flood include the western section of the Down Canyon area and the meadow area between June and Gull lakes. Floods in these areas have a 1% chance of occurring in any one year (See June Lake MEA, P. II-69).

### **AVALANCHE HAZARDS**

8) State Route 158 near Oh! Ridge is susceptible to avalanche closures. Presently, Caltrans, the County and the USFS are examining alternatives that would reduce the risk of avalanche closures. The Loop's northern half, starting near the Southern California Edison plant, is closed during the winter months due to avalanches. *Because of this closure, North Shore Drive was constructed to offer an alternative route when avalanche conditions are present off S.R. 158.* Historic avalanche activity areas in the community have been identified by June Lake Avalanche Advisory Committee; land use restrictions for these historic avalanche areas are contained in the County Safety Element (See June Lake MEA, P. II-65 to 68).

S.R. 158 is  
susceptible to  
avalanche closures.

### **FIRE HAZARDS**

9) According to the California Division of Forestry (CDF), all private lands in the Loop area are classified in the "very high hazard" fire danger category (See June Lake MEA, P. II-69).

10) The June Lake Fire Protection District has a poor Insurance Services Office rating for fire protection services. as a result of marginal water supply and fire-flow pressure. The June Lake Public Utility District's Village water facility improvement program has improved fire-fighting capabilities. Improvements to the June Lake PUD's water facilities also have enhanced the fire-flow situation in the Down Canyon area.

11) The June Lake Fire Protection District, a volunteer department, provides fire protection to sections of the June Lake Loop. Figure 10 shows the FPD's boundaries and Sphere of Influence. The USFS provides wild-land fire protection on National Forest lands.

12) The Down Canyon and Oh! Ridge areas are not included in the June Lake Fire Protection District. Property tax transfer restrictions imposed by Proposition 13 prevent the annexation and the provision of fire services for these areas. A number of businesses and homes in the Down Canyon and Pine Cliff areas have contracts with the FPD to provide fire protection service.

13) A satellite fire station in the Down Canyon area would significantly reduce response times to fires and other emergencies in the area (see Figure 10). The addition of a ladder truck to the June Lake FPD's engine company also would greatly improve its fire-fighting capabilities.

A satellite fire station in the Down Canyon area would reduce response times.

14) Inadequate road design combined with poor road conditions during or following severe winter storms can hinder fire-fighting efforts.

### **POLICE AND EMERGENCY SERVICES**

15) Poor road conditions, the closure of S.R. 158 and physical obstructions such as illegally parked vehicles and unplowed roads can delay responses by the Mono County Sheriff's Department, California Highway Patrol, Paramedics, and the FPD.

16) Emergency services based in the Loop include a County-maintained Sheriff's Department Search and Rescue unit and a Mono County Paramedic unit (see Figure 10 and June Lake MEA, P. II-91).

17) Funding shortages jeopardize the continued provision of paramedic services. Since the closest full-service emergency medical facility is located in Mammoth Lakes, 15 miles away, retaining full-time emergency medical response is a high priority for the community.

18) Projected development in the Rodeo Grounds, the West Village and Pine Cliff areas will significantly increase the demand for fire, police and other emergency services.

Figure 10: Emergency services

### III. POLICIES

#### GOAL

Assure that land use policies and development practices minimize risks to life and property, yet provide for new development and growth.

Minimize safety risks while allowing for new growth.

#### A. GENERAL

##### OBJECTIVE A

Limit land use activities in areas subject to the risk of severe natural hazards (1,2,3,4,5,6,7).

Policy 1: Limit land use activities that concentrate or attract people, are open to the General Public and provide essential community services in areas subject to severe seismic, geologic and snow avalanche hazards (1,3,4,5,6,8).

Action 1.1: Use the General Plan, County Zoning Regulations, the CEQA review and the Planning Permit processes to limit development in hazard zones (1,3,4,5,6,8).

Action 1.2: Use the CEQA review process and Land Technical Advisory Committee review to ensure that land uses are compatible with high risk areas (1,3,4,5,6,8).

Policy 2: Regulate land use activities that may increase the potential for natural hazards such as those that disturb vegetative cover on steep slopes and increase water runoff (1).

Action 2.1: Use the Planning Permit process to ensure that developments on steep slopes submit proposals that contain: 1) topographic maps prepared by a person authorized to practice land surveying in California by the State Board of Registration for Professional Engineers, and 2) geotechnical studies performed by a state-certified engineer. Project-specific design/engineering measures should be incorporated into the development to mitigate the possible effects of unstable geologic features and increased water runoff (1).

Policy 3: Proposed developments in hazard areas such as Alquist-Priolo fault rupture zones, areas of high groundwater, rock slide areas and historic avalanche zones, shall be subject to full geotechnical analyses as well as design and engineering studies (1,8,9).

Action 3.1: Housing developments and uses that concentrate people in hazard areas shall be subject to the recommendations and findings of the special studies. These studies should identify potential hazards and set forth mitigation measures, which could include suggested land uses or design standards that reduce the effects of hazards (1,3,7,8).

Action 3.2: Use the Planning Permit and CEQA Review processes to ensure compliance (1,5,6).

Policy 4: Areas shall be designated for Open Space or less-intensive development in cases where geotechnical or other special studies have identified potentially unmitigatable hazards, associated with more intensive development (1,3,5,6,7,8).

Action 4.1: Use the Planning Permit, redevelopment, Specific Plan and CEQA review processes to ensure compliance (1,3,5,6,7,8).

Policy 5: Restrict the construction of public facilities such as power lines, water distribution pipes and sewer lines across hazard areas. Exemptions may be granted if other routing alternatives are unavailable or if additional safety devices such as valves or switches are used (3,6).

Action 5.1: Use the CEQA review, Specific Plan, Redevelopment Plan, and Planning Permit processes to ensure compliance (3,6).

Policy 6: Mitigate hazards using engineering and design measures (1,6).

Action 6.1: Where feasible, use native trees and other vegetation as protective measures (1).

Action 6.2: In hazard zones, allow new development if the project has been designed to withstand potential hazard impacts by a civil engineer, registered in California (1,3,7,8).

Policy 7: Promote USFS land exchanges in cases where the development potentials of private lands are severely restricted by natural hazards (1,5).

Action 7.1: The County shall work with the USFS on reverse land exchanges that transfer developable lands in the June Lake Loop into private ownership and lands severely influenced by natural hazards into public ownership (1).

## **OBJECTIVE B**

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Minimize the risks of severe hazards that may affect existing land uses (1,2,3,4,5,6,7,8).

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Reduce hazard risks to existing land uses.

Policy 1: Limit the expansion of and promote the structural mitigation of existing structures/uses subject to high risks. This pertains to uses that concentrate or attract people, provide essential community services, or are open to the general public. Single-family residential uses are exempted (1,5,6,8,13).

Action 1.1: Use code enforcement, USFS reverse land exchanges, redevelopment, and relocation programs to minimize the risk to uses subject to natural hazards (1,5,6).

Action 1.2: Where feasible, encourage existing uses in hazard areas to be redesigned to withstand hazard forces (1).

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**OBJECTIVE C**

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Provide emergency access to June Lake that is functional in all weather and hazard conditions (8).

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Policy 1: Promote the development of strategically located snow sheds or other snow control along S.R. 158 above June Lake to avoid avalanche danger (8).

Action 1.1: The County should work with Caltrans and the USFS to develop snow sheds or other mitigation structures for S.R. 158 (8).

Policy 2: Promote the development of an emergency access road along the north side of June Lake that connects the Village area with Oh! Ridge and S.R. 158 (8).

Action 2.1: The County, Caltrans, USFS, Southern California Edison, Local Transportation Commission, the Department of Fish and Game, future developers, and others should work together to develop an emergency access road/bicycle/cross-country trail along the pole line service road or parallel alignment (8).

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**OBJECTIVE D**

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Provide residents and visitors with information on potential natural hazards (1,2,3,7,8,9).

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Policy 1: Promote the full disclosure of information on potential natural hazards (1,2,3,7,8,9).



Action 1.1: Full disclosure of any hazardous conditions (seismic, volcanic, flooding, geologic and avalanche dangers) present on a parcel of land shall be made at the time of sale. The existence of hazards shall be disclosed to the buyer by the seller in any real estate transactions (1,2,3,7,8).

Policy 2: Promote the development of a comprehensive data base on natural hazards around the June Lake Loop (1,2,3,7,8).

Action 2.1: The County shall cooperate with other government agencies, as well as colleges and universities, to promote studies of local natural processes (hazards) (1,2,3,7,8).

## **B. GEOLOGIC, SEISMIC AND FLOOD HAZARDS**

### **OBJECTIVE F**

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Prevent land uses or activities that may increase the severity or likelihood of damage from natural hazards and promote the usage of design measures that reduce the impacts of natural hazards (1,3,7).

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Prevent land uses that increase the probability of damage from natural hazards.

### **GEOLOGIC HAZARDS**

Policy 1: Minimize disturbances to vegetative cover that may lead to landslides or other geologic hazards (1).

Action 1.1: Identify areas where vegetative cover should be retained for public safety purposes (1).

Action 1.2: Use the Planning Permit, Specific Plan, Design Review or CEQA Review processes to ensure disturbances to these areas do not occur (1).

Policy 2: Ensure that structures and abutting usable areas constructed for residential uses in or near potential geologic hazard zones have adequate protection from down-slope rock falls (1).

Action 2.1: Require developments in or near rock fall zones to conduct geologic surveys to determine the extent of the hazard and engineering studies to mitigate those impacts, if feasible. Earth berms or other acceptable barriers, native trees, and surface stabilizing materials, among others, could be used to provide additional protection (1).

Action 2.2: Ensure that potential buyers are aware of the natural hazards affecting a property by requiring the seller to fully disclose information on geologic hazards (1).

Action 2.3: Use the Planning Permit, Design Review and CEQA Review processes to ensure that barriers or other measures provide adequate protection and are compatible with the surrounding environment (1).

### **SEISMIC HAZARDS**

Policy 3: In Alquist-Priolo Earthquake Study Zones, require engineering and geologic studies to evaluate seismic risk prior to commencing development (3,5,6).

Action 3.1: Use the Plan Check and CEQA processes to ensure compliance with the adopted state criteria for development in Alquist-Priolo zones (3,5,6).

Action 3.2: In Alquist-Priolo fault rupture zones, prohibit structures designed for human occupancy (3,6).

Policy 4: Require new construction to meet the latest Mono County Building Code Standards for seismic safety (3).

Action 4.1: Use the Building Permit process to assure compliance (3).

Policy 5: Promote a program which ensures that structures open to the general public conform to the latest seismic safety standards (3).

Action 5.1: The County should examine existing structures and recommend measures to bring the structures into compliance with safety standards (3).

Action 5.2: The County should investigate the possibility of obtaining state and federal funds for retrofitting community-oriented structures that do not meet seismic safety standards (3,6).

### **FLOOD AND DRAINAGE HAZARDS**

Policy 6: In potential flood hazard areas, limit development or require special designs and construction standards (7).

Action 6.1: Implement the County Flood Plain Ordinance contained in the Mono County Zoning and Development Code, Chapter 19.25 (7).

Policy 7: Encourage development near potential flood zones to provide drainage systems that minimize runoff. These systems should ensure that development does not alter the water balance that existed prior to construction (7).

Action 7.1: Require drainage control plans prior to the issuance of grading permits (7).

## **C. VOLCANIC HAZARDS**

### **OBJECTIVE G**

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Provide for the safety of residents and visitors in the event of long recurring catastrophic events such as volcanic eruptions (2).

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Policy 1: Where feasible, use current hazard information to update warning and evacuation procedures (2).

Action 1.1: Incorporate evacuation provisions from the Mono County Office of Emergency Services' updated County Emergency Service Plan into the General Plan (2).

Action 1.2: Work with the United States Geological Survey to develop a volcanic hazard warning policy. This policy must balance the real economic impacts of issuing a warning versus the safety of residents and visitors and property (2).

## **D. AVALANCHE HAZARDS**

### **OBJECTIVE H**

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Promote the development of an avalanche hazard forecasting and warning program (8).

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Policy 1: Develop a warning program to notify residents and visitors when conditions create a high avalanche danger (8).

Action 1.1: The County, the USFS, Caltrans, and the ski resort facility management should coordinate in identifying avalanche dangers (8).

Action 1.2: The County, the USFS and Caltrans should post warning signs on roadways subject to avalanche dangers (8).

Action 1.3: The County should encourage other entities to continue their avalanche abatement/mitigation programs (8).

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**OBJECTIVE I**

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Discourage development in high avalanche hazard zones (8).

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Policy 1: Promote the exchange of private undeveloped parcels in historic avalanche hazard areas to the USFS, (e.g., the three tiers of parcels above Lakeview Drive in the Village)(8).

Action 1.1: The County and the USFS should organize and maintain an active exchange review program that targets strategic lands for exchange and reviews other privately generated exchanges (8).

Policy 2: In accordance with the county Safety Element, require engineering studies by state-certified civil engineers to mitigate potential structural damage from avalanche forces (8).

Action 2.1: Require special studies as part of the building permit and planning permit processes (8).

Action 2.2: Use the potential redevelopment program moneys to finance improvements; e.g., snow-slide diversions (8).

**E. FIRE, POLICE AND EMERGENCY SERVICES**

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**OBJECTIVE J**

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Improve fire protection in unserved developed areas (9,10,11,12,13,14).

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Policy 1: Work to include the Down Canyon developed area into the June Lake Fire Protection District (12).

Action 1.1: When financially feasible, annex unserved developed areas of Down Canyon to the June Lake FPD (12,13).

Policy 2 1: Locate a new fire station in the Down Canyon area (13).

~~Action 2.1~~ 1.1: Use funding mechanisms such as redevelopment moneys, assessment districts, or bonds to finance new fire protection facilities (13).

~~Action 2.2~~ 1.2: Work with the USFS to obtain public lands for the construction of a Down Canyon fire station (12,13).

**OBJECTIVE K**

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Assure that new development has an adequate level of fire protection services (9,10,11,12,13,14).

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Policy 1: Use the Planning Permit process to ensure that new development has adequate fire protection services.

Action 1.1: Coordinate efforts with the June Lake FPD to ensure that the District has the capability to adequately serve new development.

**OBJECTIVE L**

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Minimize the impacts of wild-land fires on developed private lands in June Lake (9,10).

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Policy 1: Develop a wild-land fire mitigation program that balances the threat or risk of fires on developed community areas against negative visual impacts and impacts on vegetation and wildlife (9).

Action 1.1: The County and the June Lake FPD should work with the California Department of Forestry and Fire Protection and other agencies to develop a fuel modification program (9).

**OBJECTIVE M**

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Assure the protection of life and property by maintaining an adequate level of police services (15,16,17,18).

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Policy 1: Maintain a level of police services commensurate with population growth and development (18).

Action 1.1: Study response times and the frequency of calls to determine the adequacy of police service. Where feasible, require new developers to fund increased police services when a sizable increase in response times or calls occurs (18).

**OBJECTIVE N**

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Maintain a requisite level of emergency medical and rescue services in June Lake, and expand services when needed (17,18).

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Policy 1: Maintain and, if demanded, expand inter-loop emergency response services (17).

Action 1.1: Where feasible, the County shall continue to maintain Paramedic and Search and Rescue services (17).

Action 1.2: Seek alternative funding programs such as increases in sales or bed taxes and user fees (17).

Policy 2: Promote the development of self-help emergency response programs for June Lake Loop residents (17,18).

Action 2.1: Coordinate activities with the local fire department or other agencies to teach periodic First Aid/CPR classes and if feasible, to distribute literature that helps residents prepare for and react in emergency situations (17,18).

## REFERENCES

William Spangle and Associates, Inc. 1987. **Living with a Volcanic Threat; Response to Volcanic Hazards Long Valley, California.**

## **TOURISM ELEMENT**





# TOURISM ELEMENT

## I. INTRODUCTION AND SUMMARY

Tourism, based upon recreational opportunities, provides the foundation of June Lake's economy. As June Lake evolves, the major task will be maintaining and creating new recreational opportunities while protecting and enhancing the Loop's unique character. Residents want to increase tourist traffic and, in turn, expand the local economy by creating new recreational opportunities. Expansion must be carefully planned so that new development, to the extent feasible, does not change June Lake's ambience and appeal.

## II. ISSUES

1) The June Lake Loop's economy is based upon its tourist industry orientation. According to the U.S. Forest Service's 1988 **Inyo National Forest Land and Resource Management Plan**, the June Lake Loop supports approximately 1 million recreational visitor days per year.<sup>1</sup> Summer usage for activities such as fishing, camping, hiking and sightseeing presently draws the majority of the Loop's visitors. Following a change in ownership and numerous improvements to the June Mountain Ski Area, the 1988-1989 winter season was the Loop's best (see Table 12).

June Lake supports about 1 million visitor days per year.

2) June Lake's quaint, small-town atmosphere, scenic beauty and numerous recreational opportunities are its primary tourist attractions. Intensifying the use of natural resources through community expansion and the development of additional recreational opportunities may negatively affect these conditions.

June Lake's small-town atmosphere, scenic beauty and recreational opportunities are its primary attractions.

3) June Lake, as a small mountain resort community, exhibits a highly cyclical economy characterized by: periods of intensive use and periods of inactivity; an economy heavily dependent on tourist dollars; and lower-paying service sector jobs. As a result, according to 1987 household income estimates contained in the Phase I of the **June Lake Redevelopment Feasibility Study**, approximately 72 percent of June Lake households fall into the very low- or low-income categories (State Housing and Community Development criteria).

June Lake has a highly cyclical economy.

4) Enhancing the Loop's economic foundation will depend on expanding and improving tourist-oriented recreational facilities and accommodations. Public and private campgrounds during the summer months operate at near-full capacity, while in the winter, overnight accommodations fall short of demand by approximately 600 beds per night.

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<sup>1</sup> A recreational Visitor Day is defined by the USFS as the equivalent of one person spending a 12-hour period in a predetermined location. It can also be any combination of people and hours spent; e.g., three people for four hours each.

5) Proposed development in the West Village/Rodeo Grounds and June Lake Village is expected to house and entertain additional visitors.

6) The summer season currently is the dominant component of the June Lake Loop economy. Recent and future improvements to the June Mountain Ski Area and proposed development in the West Village/Rodeo Grounds area are expected to improve the winter economy.

The summer season is the dominant component of June Lake's economy.

7) June Lake does not have a Visitor/Tourist Center. The nearest USFS Visitor Center is located in Lee Vining Canyon, approximately 15 miles north of the south June Lake Junction. The USFS is in the process of planning and developing a Visitor Center for the Mono Basin Scenic Area in Lee Vining.

8) The **June Lake Visitor Survey** (1986) revealed a strong split between tourists who favor additional development and those who like the Loop's current state. Additional visitor-oriented facilities desired included: public showers, hiking trails, bicycle/cross country skiing trails, expanded alpine skiing facilities, snowplay areas, indoor recreational facilities for tennis/racquetball, shops, and restaurants. Summer visitors also wanted campfire activities, interpretive nature tours and nighttime entertainment.

9) Restricted or limited access along shorelines and stream banks prevents fishermen from fully utilizing the Loop's four roadside lakes and two streams.

10) The Loop lacks safe, convenient roadside turnouts at selected scenic lookout points.

11) Water diverted for domestic uses from Grant Lake, tributaries to Reversed Creek, Walker Creek, Parker Creek and Lower Rush Creek diminishes their recreational, scenic and wildlife habitat values. Hydroelectric power generation in the Upper Rush Creek watershed causes similar impacts.

June Lake's recreational, scenic and wildlife habitat values are diminished by water exports.

12) The **Inyo National Forest Land and Resource Management Plan** designates the June Lake Loop as a concentrated recreational area. This designation calls for developing recreational opportunities that can accommodate large numbers of visitors without severely impacting the environment.

13) The opportunity exists for the June Lake community to work with the USFS in developing a comprehensive recreation plan. This plan will inventory, coordinate and program the full summer and winter recreational development potential in the June Lake Loop.

**TABLE 12: INVENTORY OF EXISTING RECREATIONAL FACILITIES****SUMMER ACTIVITIES**

Camping in the Loop	Owner/ Operator	Developed Campsites	Activities
Oh! Ridge Campground	USFS	144	Swimming, camping
Pine Cliff Trailer Park	Private	200	Camping, trailer spaces
June Lake Campground	USFS	22	Camping, fishing, boating
Gull Lake Campground	USFS	17	Camping, fishing
Reversed Creek Campground	USFS	18	Camping, fishing
Silver Lake Campground	USFS	65	Camping, fishing
Grant Lake Campground	Private	70	Camping, fishing, boating
TOTAL		536	
Camping in the Vicinity			
Hartley Springs Campground	USFS	20	Camping
Glass Creek	USFS	30	Camping, fishing
Boating			
	Operator	Activities	
June Lake Marina	Private	Boat rental (powered, row); Launch ramp	
Big Rock Resort (June Lake)	Private	Boat rental (powered, row); Launch ramp	
Gull Lake Marina	Private	Boat rental (powered, row, paddle); Launch ramp	
Silver Lake Resort	Private	Boat rental (powered, row, canoe); Launch ramp	
Grant Lake Marina	Private	Boat rental (powered, row); Launch ramp	
Fishing in June Lake Loop			
	Surface Area (acres)	Types of Fishing	Commonly Caught Fish
June Lake	298	Shore; Boat; Still; Trolling	Rainbow, brown, cutthroat and brook trout
Gull Lake	67	Shore; Boat; Still; Trolling	Rainbow and brown trout
Silver Lake	112	Shore, Boat, Still, Trolling	Brook trout
Grant Lake	1,085*	Shore, Bait, Still, Trolling	Brook trout
Reversed Creek	--	Bank; wading	Rainbow and brown trout
Rush Creek	--	Bank; wading	Rainbow, brown and brook trout

\* assumes maximum water level.

**Fishing in Backcountry**

Agnew Lake	Shore	Brook trout
Gem Lake	Shore	Brook trout
Waugh Lake	Shore	Brook trout
Walker Lake	Shore; Boat	Rainbow and brown trout
Parker Lake	Shore	Brook and brown trout

**TABLE 12: INVENTORY OF EXISTING RECREATIONAL FACILITIES (Cont.)****SUMMER ACTIVITIES****Horseback Riding**

Frontier Pack Station	<u>Services</u>
	Day Trips
	Extended Guided Trips
	Pack Animal services

**Hiking Trails/Trail Heads**

	<u>Destination</u>	<u>Miles of Trail</u>	<u>Difficulty</u>
Fern Creek/	Fern Lake	1.5	Strenuous
Yost Meadow	Yost Lake	3.0	Strenuous
Silver Lake	Agnew Lake	2.5	Intermediate
	Gem Lake	3.5	Strenuous
	Clark Lakes	5.5	Strenuous
	Alger Lakes	9.0	Strenuous
Parker Creek	Parker Lake	2.0	Intermediate
Sawmill Canyon	Walker Lake	1.0	Intermediate
	Mono Pass	5.0	Strenuous

**WINTER ACTIVITIES****Downhill Skiing**

	<u>Lifts</u>	<u>Capacity</u>	<u>Percentage of Difficulty</u>
June Mountain Ski Area	1 Gondola 6 chair lifts	2250 SAOT	18% Beginner 55% Intermediate 27% Advanced

**Cross Country Skiing**

	<u>Operator</u>	<u>Miles of Groomed Trails</u>
Obsidian Dome Trail	USFS	~ 6.25
South June Lake Junction	USFS	~ 3 to 4

**Snowmobiling Areas**

	<u>Operator</u>	<u>Miles of Trail</u>
Obsidian Dome (East of 395)	USFS	~ 8

### III. POLICIES

#### GOAL

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Expand and strengthen June Lake's tourist-orientation economy by stimulating the development of year-round recreational facilities and attracting and retaining a diversity of businesses, while protecting June Lake's scenic and natural resource values.

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Strengthen the local economy while protecting the Loop's natural resources.

#### OBJECTIVE A

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Expand and diversify June Lake's tourist base to provide for the year-round needs of multiple user groups, while maintaining the Loop's character and protecting its scenic resources (1,2,3,4,8,12).

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Policy 1: Outdoor recreation/education programs should utilize the June Lake Loop's natural and scenic resources by focusing on, to the extent practical, the Loop's unique attributes such as its lakes and streams, hiking trails, scenic beauty, and skiing opportunities, among others. New recreational activities should provide experiences not found in metropolitan areas (2,4,6,12).

Action 1.1: The June Lake community should work with the USFS in a joint effort to operate a pilot Visitor Center. Depending on the success of the Visitor Center, the program can be expanded or discontinued. The center should serve as a Mecca for tourist activity and as a promotional center for the June Lake Loop. The USFS could provide interpretive tours and campfire activities, while June Lake merchants could use the center to distribute literature on the various recreational opportunities (7).

Action 1.2: Where feasible, local resident volunteers should be recruited to assist the USFS in staffing the proposed Visitor Center. Resident volunteers could also conduct interpretive tours (2,7).

Action 1.3: The community should work with the USFS to promote the June Lake Loop at the proposed Mono Basin Scenic Visitor Center in Lee Vining (7).

Policy 2: Encourage public recreational use of lakes and creeks that is compatible with the environmental capacity of those areas and the subregion's recreational needs. Curtail public usage if increased access causes undue environmental impacts (2,9).

Encourage recreational use of water bodies to a level consistent with environmental carrying capacities.

Action 2.1: Improve shoreline and stream-bank access along roadside lakes and streams in the June Lake Loop. Access to water bodies should emphasize foot or non-motorized vehicle trails over direct automobile access. Parking areas should be provided near water bodies, but trails should provide shoreline access. Trails should also link with day parking facilities, campgrounds and other population centers to reduce the need for automobile usage (1,9).

Action 2.2: Encourage the DFG to survey the potential for fishing in backcountry lakes in the June Lake Loop vicinity. If the fisheries can support additional pressure, anglers should be encouraged to use these non-roadside facilities (1).

Action 2.3: Study the feasibility of special catch-and-release regulations for Upper Rush Creek (between Silver and Grant lakes) and Lower Rush Creek (below Grant Lake). If the study proves favorable, slowly phase in a new program. Monitoring of catch rates and fishery resources along with appropriate changes in catch regulations should take place on a regular basis (1).

Action 2.4: Encourage the DFG to study the feasibility of establishing special catch restrictions for June Lake Loop waters that would improve the Loop's overall fishing potential. Measures could include: reduced bag limits, the planting of sub-catchable brown trout, seasonal closures on known spawning areas, and gear restrictions. The emphasis should focus on fully utilizing a water body's fishery potential rather than managing all June Lake Loop waters as "put-and-take" fisheries (1).

Action 2.5: Protect and enhance fish-spawning habitat within June Lake Loop waters (1).

Action 2.6: Cooperate with government and private agencies to inventory the Loop's potential for stream and lake rehabilitation projects. Potential areas could include Parker, Walker and Lower Rush creeks. Once identified, the County and June Lake Public Utility District in conjunction with local, state or national fishing organizations and/or other community groups should apply for grant moneys to carry out the projects (1).

Action 2.6: Encourage the DFG to conduct studies on the susceptibility of trout-spawning grounds to human and livestock disturbances. Where feasible, adopt regulations that lessen disturbances or increase public education/awareness programs on issues such as the impacts of wading on trout-spawning beds (1).

Policy 3: Provide a balance of recreational opportunities to ensure full utilization of the Loop's recreation resources, expanded user group participation, and a complementary mix of recreational activities (1,2).

Provide a balance of recreational opportunities.

Action 3.1: Augment fishing activities, the Loop's major summertime activity, by expanding activities such as hiking, backpacking, camping, swimming, picnicking, bicycling, family-group hiking, interpretive nature study, and outdoor arts. The County, June Lake community and the USFS should cooperate in developing these activities (1,13).

Action 3.2: Work with the USFS to help identify suitable locations for future drive-in and walk-in campgrounds (3,12,13).

Action 3.3: Provide for increased water sports activities on Grant Lake (e.g., water-skiing) by amending the boating speed limit that prohibits water-skiing before 10 a.m. (1).

Policy 4: Provide for the full winter-time utilization of the June Lake Loop by providing adequate downhill skiing capacity, expanded cross country ski touring opportunities, ice skating and ice games, snowplay areas, and snowmobile staging areas (1,4,8).

Action 4.1: Support the Phase II expansion (7,000 SAOT) of the June Mountain Ski Area provided that appropriate parking and traffic mitigation measures are developed and implemented (1,8).

Action 4.2: Encourage the USFS to consider expanding the existing ski area into Hartley Springs, provided that future environmental analysis does not identify unmitigatable significant impacts (1,8).

Action 4.3: Promote the development of cross country ski trails in the June Lake Planning Area. Work with the USFS, Caltrans and the community to develop cross country skiing parking and staging facilities along S.R. 158 and U.S. 395 (1,8,13).

Action 4.4: Work with the USFS and other entities to establish suitable snowplay areas (1,8,13).

Action 4.5: Where feasible, design common open-space areas in new developments and neighborhood parks to accommodate snowplay and/or ice skating during winter months (1,8).

Policy 5: Reduce the possibility of recreational user conflicts by dispersing competing recreational activities and, where prudent and feasible, expanding existing facilities or constructing new ones (1,4,8,13).

Reduce the possibility of recreational user conflicts.

Action 5.1: Provide for snowmobiling in areas outside the June Lake Loop and in areas not used for cross country skiing. (1,8).

Action 5.2: Limit equestrian trail use to the Rush Creek, Silver Lake and Grant Lake areas due to the incompatibility of equestrian use with hiking and bicycle trails and the limited widths of available trails (1).



Action 5.3: Provide for Off-Road Vehicle use in appropriate areas outside the June Lake Loop (1,8,13).

Policy 6: Coordinate recreational planning efforts with the USFS, the LADWP, and other private landowners in the June Lake Planning Area to most efficiently utilize resources (2).

Action 6.1: Work with the USFS in developing future Land and Resource Management Plans for the Walker-Parker, the June Lake Loop, Upper Owens River, Glass Mountain, and Mammoth Escarpment sub-units (1,13).

Action 6.2: Support the expansion of the USFS' "concentrated recreation area" designation in the Lower Rush Creek watershed between Grant and Mono lakes (1,12).

Action 6.3: Work with developers, through the Specific Plan process, to address the recreational needs of local residents and visitors (1,8).

Policy 7: Provide for increased visitation and the maintenance of wildlife habitat by avoiding Avoid conflicts between recreational activities and other competing uses such as grazing, water diversions, or hydroelectric power generation (1,11).

Action 7.1: Work with the USFS, the Los Angeles Department of Water and Power, and other private landowners through the USFS' Coordinated Resources Planning Process to help resolve conflicts between grazing and recreational activities (1,11).

Action 7.2: Work with the USFS, the Los Angeles Department of Water and Power, the California Department of Fish and Game, and other agencies to establish minimum water level standards for lakes and minimum in-stream flows in creeks capable of supporting viable fish populations. All lakes in the planning area and Lower Rush, Parker and Walker creeks should be considered (1,11).

Action 7.3: Work with the Los Angeles Department of Water and Power to establish a minimum water level in Grant Lake to guarantee water sports activities such as fishing and water-skiing (11).

## **OBJECTIVE B**

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Diversify and stabilize the local economy by attracting and retaining tourist- and community-oriented businesses, particularly those that provide new jobs for local residents (3).

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Diversify and stabilize the economy by attracting and retaining businesses.

Policy 1: Promote the development of an active program that attracts businesses or helps identify types of businesses that could be successful (3).

Action 1.1: Establish an ad hoc committee to define the long-term economic goals of June Lake and produce an economic development plan. Committee activities should be coordinated with local economic development agencies (3).

Action 1.2: As part of an economic development plan, develop a program that helps attract needed community-oriented businesses. Cooperatives and other ventures could be examined as potential solutions (3).

Action 1.3: Coordinate activities with government agencies and community groups to attract commercial/film companies into the June Lake Loop (3).

Policy 2: Develop programs that promote local business interests (3).

Action 2.1: Encourage large employers to adopt or continue to use hiring practices favorable to local residents (3).

Action 2.2: Develop and implement leasing policies for new commercial properties that give June Lake residents or present business owners in the Loop first opportunity to lease or purchase new commercial space (3).

## **OBJECTIVE C**

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Enhance the tourist/recreational orientation of June Lake by developing entertainment/recreational facilities to complement existing daytime recreational uses and to entice visitors to stay longer in the Loop (1,4,7).

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Develop entertainment/recreational facilities to complement existing daytime recreational activities.

Policy 1: Promote the development of nighttime recreational opportunities such as restaurants and bars, dancing, movie or fine arts theaters in commercial areas located in the West Village/Rodeo Grounds and in June Lake Village (1,4,7).

Action 1.1: The County, through the Specific Plan and Planning Permit processes, should work with developers to locate nighttime recreational opportunities near visitor accommodations to discourage the use of automobiles and to reduce impacts on local residents (1,4,7).

Policy 2: Encourage larger-scale tourist/commercial development to provide for convention and meeting facilities (1,4,5).

Action 2.1: If feasible, promote the development of such facilities as a feature of any redevelopment plan for the Village area and as a component of the Specific Plan for West Village/Rodeo Grounds (1,4,5).

## **OBJECTIVE D**

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Encourage travelers to visit June Lake, especially those using U.S. 395, who might not otherwise stop in the June Lake Loop (2).

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Policy 1: Develop programs for tourists that focus on the community of June Lake and the many recreational and scenic attributes of the June Lake Loop (1,2,4).

Action 1.1: Pursue the adoption of S.R. 158, the June Lake Loop Road, into the state of California Scenic Highway Program. Follow through on the Caltrans Scenic Highway guidelines, which call for the creation and implementation of design guidelines for visually significant features along S.R. 158 (2).

Action 1.2: Work with Caltrans to develop roadside turnout/scenic lookout points along S.R. 158 (1,10).

Action 1.3: Promote the development of information centers at key locations, such as the north and south junctions of U.S. 395 and S.R. 158, and in the June Lake Village. Besides providing maps of areas of local interest, local business information, and local history, these locations could also function as rest stops, scenic lookouts or visitor centers (1,10).

Action 1.4: Provide self-guided interpretive tours of the June Lake Loop along S.R. 158. These tours would function as extensions of the existing scenic lookouts by providing information on local history, geology, archaeology, wildlife and their habitats, and landmarks (1,10).

Action 1.5: Promote the development of programs or activities that encourage visitors to leave U.S. 395 and stop in the June Lake Loop (1,2).

Policy 2: Enhance and promote the character of June Lake and its commercial establishments (4).

Action 2.1: Encourage the local Chamber of Commerce or other groups to develop and distribute information promoting June Lake (2,4).

Action 2.2: Encourage employers, the Chamber of Commerce or other groups, to develop and implement a public relations training program for employees (2,4).

Action 2.3: Encourage business and community cooperation in the development of attractive and visually compatible commercial districts (2,4).

## **OBJECTIVE E**

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Develop multipurpose and multi-seasonal recreational facilities that meet the needs of a wide range of users and promote year-round usage (1,4).

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Develop multipurpose and multi-seasonal recreational facilities.

Policy 1: Recreational facilities that can serve numerous user groups or provide alternatives to automobile transportation should be provided, where feasible (4,8).

Action 1.1: A Loop-wide trail system for pedestrians or cyclists in the summer and cross country skiers in the winter should connect the various population centers and, where feasible, improve shoreline access to lakes and streams. Trails and paths should follow the guidelines included in Table 13, Design Guidelines for Paths and Trails (8).

Action 1.2: An interagency team should be established to design the trail system. Representatives could include the USFS, Caltrans, Mono County, Southern California Edison, and the community (8).

Action 1.3: The County should examine various funding options to construct this project. Funding could come from government agencies such as the Local Transportation Commission or Caltrans, exactions on new construction, Quimby Act moneys, bed taxes, sales taxes, redevelopment funds, bond issues or other alternatives (8).

**TABLE 13: DESIGN GUIDELINES FOR PATHS AND TRAILS**

- 1) Paths and trails should, to the extent feasible, be separated from major arterial streets to increase safety and the enjoyment of the user.
- 2) Paths and trails through residential open space should be located to minimize intrusion upon the privacy of residents.
- 3) Trails and paths not adjacent to public streets should be clearly marked to encourage usage and to discourage wandering onto private lands.
- 4) Removable barriers and signs shall be designed and installed to discourage usage by unauthorized motor vehicles.
- 5) Trails and paths shall be designed to minimize impacts on vegetation, wildlife, waterways and scenic vistas. The maintenance requirements should also be considered in designing these facilities.
- 6) Trails and paths should be located to take advantage of scenic areas and vistas, to provide access to lakes and streams, and to connect population centers.

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**OBJECTIVE F**

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Promote the June Lake Loop's visual resources (2).

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Policy 1: Visual resources should be considered when developing recreational uses and design standards (2).

Action 1.1: Work with the Los Angeles Department of Water and Power and the USFS to develop a management plan that controls water level fluctuations in Grant Lake during the summer months (2,11).

Action 1.2: Work with the USFS, Southern California Edison and other licensed public utility entities to manage reservoir levels in Agnew, Gem, and Waugh lakes to enhance recreation, visual and other natural resource values (1,11).

Policy 2: Avoid timber harvesting and mining on USFS land where scenic and recreational values would be impaired (1).

Action 2.1: Work with the USFS through the Land and Resource Management Plan update process to limit timber harvesting and mining to areas outside the June Lake Loop and designated ski areas (1).

Policy 3: Promote the recreational and scenic values of the June Lake Loop by encouraging photography, painting, creative landscaping and sculpture (1).

Action 3.1: Encourage the Mono County Arts Council to plan activities and conduct classes in June Lake (1).

Action 3.2: The County should encourage proponents of art galleries and studios to locate in the June Lake Loop (1).

Action 3.3: Work with Cerro Coso Community College or other entities to offer classes on art or photography in the June Lake Loop (1).

## REFERENCES

- Harvey, W. 1982. **June Lake Loop - A Review of Current Water Uses and Future Needs.** Inyo National Forest, Mono Lake Ranger District.
- United States Forest Service. 1988. **Final Inyo National Forest Land and Resource Management Plan.** Pacific Southwest Region.

## RECREATION ELEMENT

### I. INTRODUCTION AND SUMMARY

Combined with the Tourism Element, the Recreation Element provides for the present and future recreational needs of permanent residents and seasonal visitors. The focus of the Recreation Element differs from the Tourism Element in that it emphasizes the needs of the community over the needs of visitors. The types of recreational facilities desired are similar for both groups; as the June Lake community grows, so will the need for traditional community-oriented recreational opportunities.

The Recreation Element focuses on community-oriented recreational needs.

### II. ISSUES

1) Presently, the June Lake Loop does not have a community-oriented athletic field – the nearest field is located in Lee Vining, approximately 13 miles from the June Lake Village. The existing Gull Lake Park contains a community center/multipurpose room, a tennis court, a basketball court, picnic tables, barbecue pits, children's play area and restrooms. According to the **June Lake Residence Survey** (1986), permanent residents would like a community park with a softball/soccer field, picnic areas, barbecue facilities and restrooms. Indoor facilities, such as a swimming pool, ice skating rink and courts for racquet sports, are also desired. Hiking and bicycle/cross-country ski trails are also desired.

June Lake does not have an athletic field.

2) As a group, June Lake residents would like the above recreational facilities. However, on a few items, the priorities of seasonal and permanent residents differ, as permanent residents place a high priority on a softball field and indoor recreational facilities, while seasonal residents desire a trail system. About half of the seasonal residents also strongly indicated that no additional recreational facilities are needed.

Permanent Residents and seasonal residents have differing views on desired recreational facilities.

3) Future growth of the June Lake Loop will increase the need for parks and associated facilities, as well as indoor recreational improvements.



**TABLE 14: INVENTORY OF COMMUNITY RECREATIONAL FACILITIES****COMMUNITY RECREATIONAL FACILITIES**

	Acreage	Operator	Facilities
Community Center	.62	Mono County	Social hall/multipurpose room, kitchen facilities, library, thrift shop, tennis court, picnic tables, barbecue grills, basketball court, restrooms, playground

**PROGRAMS****SUMMER RECREATION PROGRAM**

Pilot program provided by Mono County and staffed by the Town of Mammoth Lakes.  
Provided structured recreation programs about three times per week.

**SMALL WORLD DAY CARE**

Primarily a day-care program provided by the June Mountain Ski Area provides outdoor recreational opportunities for children living in June Lake and surrounding communities.

**OTHER SPECIAL PROGRAMS**

On an occasional basis groups such as the June Lake Women's Club or Mono County Arts Council host recreation-oriented programs.

The June Lake Artists Guild hosts an annual art show.

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### III. POLICIES

#### GOAL

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Provide a level of community-oriented recreational facilities and programs that meets the needs of June Lake's population.

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#### OBJECTIVE A

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Complement the wide range of outdoor recreational activities by providing traditional recreational facilities for residents (1,2,3).

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Policy 1: Provide for the recreational needs of permanent and seasonal residents (1,2,3).

Action 1.1: The County should promote the development of neighborhood and community parks to meet the standards outlined in Table 15, June Lake Park Standards (1,2,3).

Action 1.2: Acquire land for parks and ball fields through the USFS land exchange and special use procedures (1).

Action 1.3: The County, if feasible, should promote the development of a community/neighborhood park near the West Village/Rodeo Grounds Specific Plan and/or Down Canyon areas (3). If found to be infeasible, the park should be developed in the Pine Cliff area. neighborhood parks, where feasible, should be developed in the Rodeo Grounds and Down Canyon areas (3).

Action 1.4: Promote the development and enactment of a Parkland Dedication Ordinance (Government Code Section 66477b) that requires new developers to dedicate land, contribute to a fund, or a combination of both, for parks and recreational purposes. This Ordinance should include fee schedules, acceptable land uses, and restrictions on the expenditure of funds (3).

Action 1.5: Through the specific plan process, the County should provide incentives for developers to dedicate areas for parks and plan for their development (1,3).

Action 1.6: The County should continue pursuing state and federal grant moneys for the acquisition, construction and maintenance of parks or other recreational facilities (1,3).

Action 1.7: The County should pursue grant moneys offered by nonprofit corporations (1,3).

**TABLE 15: JUNE LAKE PARK STANDARDS****Neighborhood Parks**

Average Size:	.5 to 2.0 acres
Population Served:	1,000 to 3,000 residents. <sup>1</sup>
Park Standard:	A minimum of one acre of neighborhood park per 1000 population.
Location Criteria:	1) Centrally located to serve areas within a half-mile radius. 2) Located off S.R. 158 or other major roadways. 3) Easily accessible by foot, bicycle or automobile. 4) Take advantage of scenic views, existing vegetation, and waterways, where feasible.
Typical facilities:	Children's play areas, open turf, sitting areas, picnic tables and barbecue facilities, informal fields.
Other facilities: (space permitting)	Paved surfaces for organized games such as tennis, basketball, etc.

**Community Parks**

Average Size:	3 to 6 acres
Population Served:	1,000 to 5,000 residents.
Park Standard:	A minimum of three acres of community parks per 1,000 population
Location Criteria:	1) Centrally located within two miles of residential. 2) Convenient access off S.R. 158 and other major arterials 3) Ample on-site parking. 4) Accessible by foot, bicycle or automobile.
Typical facilities:	Softball fields, large turf areas for games such as soccer or football, on-site restrooms, paved areas for games such as basketball, and walking paths/fitness trails.
Other facilities: (space permitting)	Children's play areas, sitting areas, picnic tables and barbecue facilities, informal fields.

<sup>1</sup> Temporary or permanent residents based upon anticipated residential density, the number of bedrooms per unit times the persons per bedroom.

Action 1.8: Parks should be designed and located to meet the needs of all residents including the young, elderly and handicapped (3).

Policy 2: Work with developers to provide indoor recreational facilities for racquet sports, basketball, volleyball, aerobics, swimming, ice skating and facilities for outdoor education classes on such subjects as photography, fly fishing, natural sciences, astronomy and many others (2).

Action 2.1: Work with developers during the specific plan process to promote the construction of indoor recreational facilities (2).

Action 2.2: When available, the County should pursue grants to help construct and maintain community indoor recreational facilities (2).

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**OBJECTIVE B**

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Ensure that community recreation facilities and programs continue providing the services for which they were designed (3).

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Policy 1: Improve and maintain community recreation facilities and recreation programs on a regular basis (3).

Action 1.1: The County should work with the community, other agencies and developers to maintain and improve park sites (3).

Action 1.2: The County, to the extent feasible, should work with the community or other groups to operate and maintain parks. This program should include public education and neighborhood-watch programs to minimize vandalism and litter. In addition, cooperative efforts should be used to establish pilot recreational programs (3).

Policy 2: The County shall periodically review the recreational needs of the community and amend the Area Plan accordingly (3).

Action 2.1: The June Lake Citizens Advisory Committee or other community body should work with the County to study and adjust, if necessary, recreational planning policies and parkland standards to reflect the needs of the community (3).

**OBJECTIVE C**

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Locate and design community parks to minimize their effects on surrounding land uses (2).

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Policy 1: Minimize incompatibilities between recreational uses and surrounding neighboring uses (2).

Action 1.1: Provide adequate buffer zones around community parks. Measures could include locating facilities where people congregate, such as picnic facilities or spectator areas away from surrounding built areas or ringing the park with streets, trails and greenbelts (2).

Action 1.2: Minimize the use of outdoor lights (2).

Action 1.3: Minimize the potential for crime by providing adequate view corridors to give peace officers or passersby an unobstructed view of the park site and through the use of appropriate park regulations and supervision (2).

## **APPENDIX A**

## **APPENDIX A**

### **DRAFT MFR, H DISTRICT – MULTI-FAMILY RESIDENTIAL, HIGH**

#### **SECTIONS:**

**Intent.**  
**Uses permitted.**  
**Uses permitted subject to use permit.**  
**Lot area/District area.**  
**Density.**  
**Lot coverage.**  
**Yards.**  
**Building height.**  
**Landscaping.**

#### **INTENT**

The MFR, H, multi-family residential, high district is intended to maintain the residential character of the district, to encourage the highest and best use of certain land areas and to provide for higher population densities in suitable areas.

See Mono County Zoning and Development Code (MCZDC) Chapter 19.03, General Provisions to determine uses and requirements that apply to all zoning districts.

#### **USES PERMITTED**

The following uses shall be permitted in the MFR, H district, plus such other uses as the Commission finds to be similar and not more obnoxious or detrimental to the public health, safety and welfare:

- A. Uses permitted in the SFR district;
- B. Two- or three-family dwellings (i.e., duplex and triplex).

#### **USES PERMITTED SUBJECT TO USE PERMIT**

The following uses may be permitted subject to use permit:

- A. Condominiums, cooperatives, townhouses, cluster developments, apartments containing four or more dwellings and other uses found to be similar by the Commission.

#### **LOT AREA/DISTRICT AREA**

- A. Lot area: The minimum lot area shall be ten thousand (10,000) square feet except as follows:
  - 1. Condominiums, cooperatives, townhouses, cluster developments and similar uses (not apartments) twenty thousand (20,000) square feet.
- B. District area: The minimum district area shall be five (5) acres.

## **DENSITY**

The maximum density shall be as follows:

- A. Apartments, multiple-family dwellings, condominiums and similar units, not more than one dwelling unit for each two thousand nine hundred (2,900) square feet or fifteen (15) dwelling units per acre.
- B. Density bonuses for affordable housing units and/or covered parking can be obtained in three ways:
  - 1. Density bonuses will be available to residential projects at a ratio of 1 bonus unit to 1 affordable/employee housing unit to projects that designate at least 25 percent of the total units for affordable (very-low and low-income) or employee housing units.
  - 2. Units designated as a manager/employee housing unit shall not be counted in density calculations.
  - 3. Density bonuses for covered parking are available at a ratio of 1 bonus dwelling unit per 2 covered parking spaces. Projects must provide covered parking for at least 50 percent of the units to qualify for covered parking bonuses.
- C. In no case shall projects containing affordable housing and/or covered parking density bonuses exceed twenty-six (26) units per acre.

## **LOT COVERAGE**

Maximum lot coverage shall be sixty (60) percent. See MCZDC, definition 19.01.730, lot coverage.

## **YARDS**

The minimum yard requirements specified in MCZDC, Section 19.093.120A shall apply. Condominium, townhouse and similar developments requiring a concurrent subdivision application may propose zero lot line for side yards.

## **BUILDING HEIGHT**

The maximum height for a building or structure shall not exceed thirty-five (35) feet as measured from the natural grade.

## **LANDSCAPING**

Projects subject to use permits shall be required to submit a landscape site plan at the time of application.



## **APPENDIX B**

## **APPENDIX B**

### **DRAFT CL, M DISTRICT – COMMERCIAL LODGING, MODERATE**

#### **SECTIONS:**

**Intent.**  
**Uses permitted.**  
**Uses permitted subject to use permit.**  
**Lot area/District area.**  
**Density.**  
**Lot coverage.**  
**Yards.**  
**Building height.**  
**Landscaping.**

#### **INTENT**

This category is intended to allow commercial lodging units in or near higher-density residential area, to minimize impacts on surrounding residential uses by limiting housing densities, and to increase the supply of short-term rental housing.

See Mono County Zoning and Development Code (MCZDC) Chapter 19.03, General Provisions to determine uses and requirements that apply to all zoning districts.

#### **USES PERMITTED**

The following uses shall be permitted in the CL, M district, plus such other uses as the Commission finds to be similar and not more obnoxious or detrimental to the public health, safety and welfare:

- A. Uses permitted in the SFR district;
- B. Two- or three-family dwellings (i.e., duplex and triplex).

#### **USES PERMITTED SUBJECT TO USE PERMIT**

The following uses may be permitted subject to use permit:

- A. Mobile-home parks and recreational-vehicle parks;
- B. Condominiums, cooperatives, townhouses, cluster developments, apartments containing four or more dwellings and other uses found to be similar by Commission;
- C. Limited-scale hotels, motels, lodges, bed-and-breakfast establishments, and cabins and other uses found to be similar by the Commission;
- D. Transient rentals (less than thirty (30) consecutive-day rental).

#### **LOT AREA/DISTRICT AREA**

- A. Lot area: The minimum lot area shall be ten thousand (10,000) square feet except as follows:

1. Hotels, motels, lodges, bed-and-breakfast establishments, cabins and other similar uses, twenty thousand (20,000) square feet.
2. Condominiums, cooperatives, townhouses, cluster developments and similar uses (excluding apartments) twenty thousand (20,000) square feet.

B. District area: The minimum district area shall be five (5) acres.

## **DENSITY**

The maximum density shall be as follows:

- A. Hotels, motels, lodges, bed-and-breakfast establishments, cabins and other similar uses may not exceed one dwelling unit for each two thousand nine hundred (2,900) square feet or fifteen (15) units per acre.
- B. Apartments, multiple-family dwellings, condominiums and similar units, not more than one dwelling unit for each two thousand nine hundred (2,900) square feet or fifteen (15) dwelling units per acre.
- C. Density bonuses for affordable housing units and/or covered parking can be obtained in four ways:
  1. Density bonuses will be available to residential projects at a ratio of 1 bonus unit to 1 affordable/employee housing unit to projects that designate at least 25 percent of the total units for affordable (very low- and low-income) or employee housing units.
  2. Density bonuses will be available to commercial lodging projects at a ratio of 1 bonus unit to 1 affordable/employee housing unit to projects that designate at least 25 percent of the total units as affordable (very low- and low-income) or employee housing units.
  3. Units designated as a manager/employee housing unit shall not be counted in density calculations.
  4. Density bonuses for covered parking are available at a ratio of 1 bonus dwelling unit per 2 covered parking spaces. Projects must provide covered parking for at least 50 percent of the units to qualify for covered parking bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50 percent.
- D. In no case shall projects containing affordable housing and/or covered parking density bonuses exceed twenty-six (26) units per acre.

## **LOT COVERAGE**

Maximum lot coverage shall be sixty (60) percent. See MCZDC, definition 19.01.730, lot coverage.

**YARDS**

The minimum yard requirements specified in MCZDC Section 19.093.120A shall apply to the CL, M district. Condominium, townhouse and similar developments requiring a concurrent subdivision application may propose zero lot line for side yards.

**BUILDING HEIGHT**

The maximum height for a building or structure shall not exceed thirty-five (35) feet as measured from the natural grade.

**LANDSCAPING**

Projects subject to use permits shall be required to submit a landscape site plan at the time of application.

## **APPENDIX C**

## **APPENDIX C**

### **DRAFT CL, H DISTRICT – COMMERCIAL LODGING, HIGH**

#### **SECTIONS:**

**Intent.**  
**Uses permitted.**  
**Uses permitted subject to use permit.**  
**Lot area/District area.**  
**Density.**  
**Lot coverage.**  
**Yards.**  
**Building height.**  
**Landscaping.**

#### **INTENT**

The CL, H , commercial lodging, high district, is intended to separate intensive commercial lodging uses from residential areas, to provide short-term accommodations in close proximity to commercial/recreational centers and to expand the supply of transient rental housing. Commercial lodging, high areas also should be accessed by major roadways.

See Mono County Zoning and Development Code (MCZDC) Chapter 19.03, General Provisions to determine uses and requirements that apply to all zoning districts.

#### **USES PERMITTED**

The following uses shall be permitted in the CL, H district, plus such other uses as the Commission finds to be similar and not more obnoxious or detrimental to the public health, safety and welfare:

- A. Uses permitted in the SFR district;
- B. Two- or three-family dwellings (i.e., duplex and triplex).

#### **USES PERMITTED SUBJECT TO USE PERMIT**

The following uses may be permitted subject to use permit:

- A. Mobile-home parks and recreational-vehicle parks;
- B. Condominiums, cooperatives, townhouses, cluster developments, apartments containing four or more dwellings and other uses found by Commission to be similar;
- C. Hotels, motels, resort hotels, bed-and-breakfast establishments, lodges, dorms and ancillary uses such as limited food service areas, lounges and convenience retail, primarily to serve guests;
- D. Parking lots and parking structures other than required off-street parking when abutting a commercial district;
- E. Transient rentals (less than thirty (30) consecutive-day rental).

## **LOT AREA/DISTRICT AREA**

- A. Lot area: The minimum lot area shall be ten thousand (10,000) square feet except as follows:
  - 1. Hotels, resort hotels and motels, twenty thousand (20,000) square feet;
  - 2. Condominiums, cooperatives, townhouses, cluster developments and similar uses (excluding apartments) twenty thousand (20,000) square feet.
- B. District area: The minimum district area shall be five (5) acres. If the land use designation, zoning, and existing uses of abutting properties are compatible, a minimum zoning district area of two (2) acres may be considered.

## **DENSITY**

The maximum density shall be as follows:

- A. Hotels, resort hotels and motels may not exceed a maximum density of forty (40) units per acre.
- B. Apartments, multiple-family dwellings, condominiums and similar units, not more than one dwelling unit for each two thousand nine hundred (2,900) square feet or fifteen (15) dwelling units per acre.
- C. Density bonuses for affordable housing units and/or covered parking can be obtained in four ways:
  - 1. Density bonuses will be available to residential projects at a ratio of 1 bonus unit to 1 affordable/employee housing unit to projects that designate at least 25 percent of the total units for affordable (very low- and low-income) or employee housing units.
  - 2. Density bonuses will be available to commercial lodging projects at a ratio of 1 bonus unit to 1 affordable/employee housing unit to projects that designate at least 25 percent of the total units as affordable (very low- and low-income) or employee housing units.
  - 3. Units designated as a manager/employee housing unit shall not be counted in density calculations.
  - 4. Density bonuses for covered parking are available at a ratio of 1 bonus dwelling unit per 2 covered parking spaces. Projects must provide covered parking for at least 50 percent of the units to qualify for covered parking bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50 percent.
- D. In no case shall projects containing affordable housing and/or covered parking density bonuses exceed twenty-six (26) units per acre for residential units and sixty (60) units per acre for commercial lodging units.

**LOT COVERAGE**

Maximum lot coverage shall be sixty (60) percent. See MCZDC, definition 19.01.730, lot coverage.

**YARDS**

The minimum yard requirements are specified in MCZDC Section 19.03.120B, Commercial districts.

**BUILDING HEIGHT**

Buildings or structures are restricted to thirty-five (35) feet as measured from the natural grade. Under the provisions of Section 19.03.110C, Building Height, buildings or structures may be increased to sixty (60) feet.

**LANDSCAPING**

Projects subject to use permits shall be required to submit a landscape site plan at the time of application.



## **APPENDIX D**

## **APPENDIX D**

### **DRAFT MU DISTRICT – MIXED USE**

#### **SECTIONS:**

**Intent.**  
**Uses permitted.**  
**Uses permitted subject to use permit.**  
**Special Regulations.**  
**Lot area/District area.**  
**Density.**  
**Lot coverage.**  
**Yards.**  
**Building height.**  
**Landscaping.**

#### **INTENT**

This zoning district provides for the construction of mixed-use buildings comprised of residential, commercial lodging, professional and retail uses. It is intended to provide a transition between intensive commercial uses and residential uses by limiting the size of business establishments and restricting uses incompatible with residential districts. It should also provide some affordable housing, though not all areas designated for mixed-use need to contain residential uses.

Mixed-use developments should, to the extent possible, separate commercial users from residential uses by placing residential uses upstairs or separated from commercial areas. Commercial uses shall conform to strict standards that prohibit obnoxious odors, obtrusive light or glare and excessive noise.

See Mono County Zoning and Development Code (MCZDC) Chapter 19.03, General Provisions to determine uses and requirements that apply to all zoning districts.

#### **USES PERMITTED**

The following uses, plus other uses staff and the commission find to be similar and not more obnoxious or detrimental to the public health, safety and welfare, shall be permitted in the MU zone:

- A. Residential uses; e.g., single-family homes, condominiums, townhouses, duplexes, triplexes and commercial lodging;
- B. Limited retail trade; e.g., food, drug, hardware, apparel, arts and crafts, sporting goods, bookstores, bakery, florist;
- C. Social-care facilities; e.g., medical and dental services, welfare and charitable services;
- D. Integrated professional offices; e.g., real estate, financial insurance rental and reservation services, legal services;
- E. Business services; e.g., stenographic and mailing services, general advertising, business and management consulting;

- F. Recreational activities; e.g., health clubs, dance studios;
- G. Food-service establishments; e.g., limited restaurants, cafes and delis.

#### **USES SUBJECT TO USE PERMIT**

The following uses may be permitted subject to use permit:

- A. All of the above permitted uses if determined to be necessary by the director.
- B. Parking lots and parking structures other than required off-street parking when abutting a commercial district;
- C. Miscellaneous services; e.g., religious activities;
- D. Cultural activities; e.g., museums and art galleries;
- E. Small-scale malls, plazas, parks and related pedestrian open space.

#### **SPECIAL REGULATIONS**

- A. A change of business in mixed use areas shall be reviewed for compliance with the Mixed Use designation.
- B. The hours of business operation shall be limited to period between 7:00 a.m. and 10:00 p.m.
- C. Businesses operating within the zone shall not exceed a sustained or intermittent noise level of 60 dB (<sup>L</sup>dn/CNEL).
- D. Projects shall be reviewed for adverse impacts resulting from exterior lighting and signs.
- E. Uses involving or producing noxious fumes or odors shall not be permitted unless fumes or odors are treated or diffused prior to release from the generating source.
- F. Operations using and storing noxious chemicals, including but not limited to pesticides and herbicides, other than those packaged for resale, or large volumes of solvents or flammable liquids, will not be allowed.

#### **LOT AREA/DISTRICT AREA**

- A. Lot area: The minimum lot area shall be ten thousand (10,000) square feet except as follows:
  - 1. Hotels, resort hotels and motels, twenty thousand (20,000) square feet;
  - 2. Condominiums, cooperatives, townhouses, cluster developments and similar uses (excluding apartments), twenty thousand (20,000) square feet.
- B. District area: The minimum district area shall be five (5) acres. If the land use designation, zoning, and existing uses of abutting properties are compatible, a minimum zoning district area of two (2) acres may be considered.

## **DENSITY**

The maximum density shall be as follows:

- A. Hotels, resort hotels and motels may not exceed a maximum density of forty (40) units per acre.
- B. Apartments, multiple-family dwellings, condominiums and similar units, not more than one dwelling unit for each two thousand nine hundred (2,900) square feet or fifteen (15) dwelling units per acre.
- C. Density bonuses for affordable housing units and/or covered parking can be obtained in four ways:
  - 1. Density bonuses will be available to residential projects at a ratio of 1 bonus unit to 1 affordable/employee housing unit to projects that designate at least 25 percent of the total units for affordable (very low- and low-income) or employee housing units.
  - 2. Density bonuses will be available to residential projects at a ratio of 1 bonus unit to 1 affordable/employee housing unit to projects that designate at least 25 percent of the total units as affordable (very low- and low-income) or employee housing units.
  - 3. Units designated as a manager/employee housing unit shall not be counted in density calculations.
  - 4. Density bonuses for covered parking are available at a ratio of 1 bonus dwelling unit per 2 covered parking spaces. Projects must provide covered parking for at least 50 percent of the units to qualify for covered parking bonuses.
- D. In no case shall projects containing affordable housing and/or covered parking density bonuses exceed twenty-six (26) units per acre for residential units and sixty (60) units per acre for commercial lodging units.

## **LOT COVERAGE**

Maximum lot coverage shall be sixty (60) percent. An additional coverage bonus of ten (10) percent (total coverage of 70 percent) shall be granted to structures that contain mixed commercial and residential (employee or long-term rentals) uses; commercial uses with public accommodations; or commercial uses that front a public pedestrian mall or plaza.

## **YARDS**

The minimum yard requirements are specified in MCZDC Section 19.03.120B, Commercial districts.

## **BUILDING HEIGHT**

The maximum height for a building or structure shall not exceed thirty-five (35) feet as measured from the natural grade.

## **LANDSCAPING**

Any uses subject to a use permit shall be required to either landscape (per approved landscape plan) or leave in natural open space (i.e., ungraded) all areas not covered by impervious surfaces. Any combination of the above is acceptable.