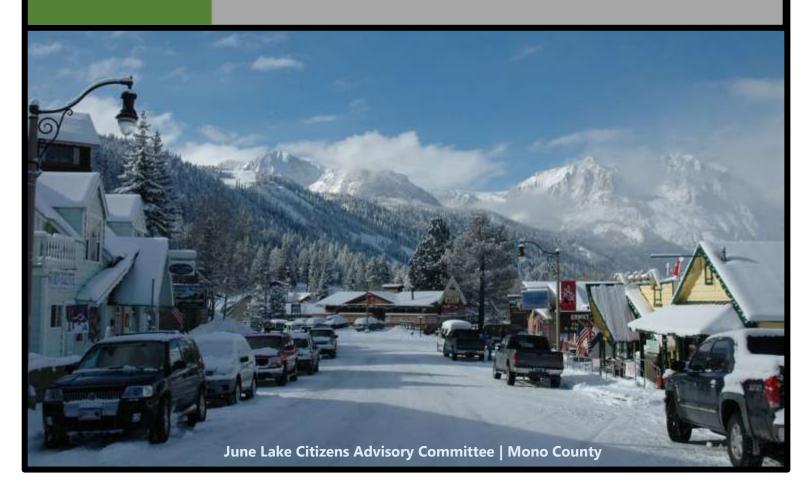


**2015** 5/5/15 Draft

# JUNE LAKE AREA PLAN



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# **ACKNOWLEDGMENTS PAGE PLACEHOLDER**

# **TABLE OF CONTENTS**

Staff note: only update page numbers (not entire table) or table format will change

I. Introduction	1
Planning History	1
Legal Authority	
The Planning Area	
The Update Process	
Format	
Using the Document	
Administering the Area Plan	
II. Background	
Community Development	
III. Issues	
Community Development	
Open Space	<u>c</u>
Recreation	
Tourism	
IV. Policies	
Tourism	
Other Elements	

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# I. INTRODUCTION

# **PLANNING HISTORY**

Community-oriented planning in June Lake Loop began in 1974 with the adoption of the 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. 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 the June Lake Area Plan, which was initially adopted in 1991 and revised in 2010. The 2015 June Lake Area Plan was updated in the winter of 2014/2015, and adopted with the 2015 Mono County General Plan Update.

## 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 updated the Mono County General Plan in 2015 to satisfy this requirement and incorporated area plans reflecting specific guidance. 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 more specific area plans beginning in 1974 with the June Lake General Plan.

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.

# 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 the General Plan maps at <a href="https://monomammoth.maps.arcgis.com">https://monomammoth.maps.arcgis.com</a>). 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.

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 (in the process of being updated) will apply to those lands.

# 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 provided much of the information to generate the policies in the previous 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 June Lake CAC held numerous meetings to discuss and formulate the Plan's goals and policies, and County Planning Department staff and a consultant prepared 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.

The 2015 update is primarily a clarification of existing policies, minor policy changes, and integration with the format of the General Plan. The June Lake CAC held numerous public meetings to review the existing policies and proposed changes.

# FORMAT

The June Lake Area Plan consists of community development, open space, recreation and tourism sections that address four of the seven General Plan Elements mandated by state law (Government Code Section 65302). The circulation section has been integrated into the Regional Transportation Plan (RTP) which is adopted by the Mono County Local Transportation Commission (LTC) and is also part of the General Plan Circulation Element. The RTP addresses circulation issues specific to individual communities. The safety section has essentially been converted into the General Plan Safety Element and provides adequate coverage for June Lake, and therefore is omitted from the Area Plan. June Lake does not have any prominent noise issues, and therefore the General Plan Noise Element provides adequate coverage. Other sections, such as the housing chapter, supplement the county General Plan element 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.

The area plan opens with specific issues organized by topic and based on the previous plan and community input. The issues are followed by an introduction to each policy topic, and then goals, objectives, policies and actions that are designed not only to confront current issues, but also to anticipate and prevent future problems. Table 1 briefly defines these terms.

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.

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.

# 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 and the larger General Plan. In general, the land use section of Community Development policies provides the most complete information by identifying development constraints and calling for specific land use intensities. It also provides references to other sections when more specific policies are necessary. Cross-referenced General Plan sections and policies are compiled in the appendix for easy reference.

#### 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. To the extent possible, maps are available in an interactive format at <u>https://monomammoth.maps.arcgis.com</u>.

# ADMINISTERING THE AREA PLAN

The June Lake Area Plan is 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 Plan and countywide General Plan, 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.

To ensure that the Area Plan remains applicable to the changing conditions of the community, the Planning Department will review the Plan regularly 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.

# **II. BACKGROUND**

# **COMMUNITY DEVELOPMENT**

#### LAND USE

#### 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 area's existing development.

#### Pine Cliff

Located off S.R. 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: 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 resort facilities for visitors, and additional housing, recreational and community facilities for residents. The interruption of scenic vistas along Gull Lake's backshore and along S.R. 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.

#### Buildout

Buildout calculations are addressed in the General Plan Land Use Element (see Table 02) and the Environmental Impact Statement.

"Maximum Theoretical Buildout" is the total number of units possible if each parcel of land is developed and/or redeveloped to the maximum allowable density, and ignores all environmental, infrastructure and regulatory constraints, as well as historical development patterns. This buildout number represents full disclosure of development potential based only on Land Use Designation and is highly unrealistic.

"Theoretical Regulatory Buildout" is the number of units that could theoretically be built based on the Land Use Designation and generalized regulatory and infrastructure constraints. These constraints are identified in the Buildout Tables for individual communities located in the Environmental Impact Report. Site-specific constraints such as environmental concerns and historical development patterns are not considered. Because constraints are generalized, this level of buildout is still unlikely.

Calculating buildout is a mathematical exercise based entirely on the underlying Land Use Designation, and then any assumed constraints that are applied. No timeframe or rate of development is defined or applied, and therefore the buildout calculations are *not* growth goals or population projections.

For June Lake, the following buildout numbers have been calculated: Maximum Theoretical Buildout = 3,236 units Theoretical Regulatory Buildout = 3,011 units

#### HOUSING

See the Mono County General Plan Housing Element for demographics and housing stock statistics, as well as County-wide policies that are applicable to June Lake. This section contains policies specific only to June Lake.

June Lake has faced two major problems related to its present housing stock: affordable housing for residents during strong economic times 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. Relatively low wages, coupled with some of 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.

Visitor accommodations are most constrained by the lack of developable lands and the absence of strong winter recreation opportunities. Ski area improvements, increasing bed base due to Transient Overlay Districts, and possible future development of the West Village/Rodeo Grounds site have the potential to greatly influence the Loop's housing development.

# **III. ISSUES**

#### **COMMUNITY DEVELOPMENT**

#### 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 sub-areas 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. In the past, residents and visitors indicated a desire for a moderately sized year-round, self-contained community.
- 3. The Loop's growth is inhibited by the surrounding natural environment, the lack of privately-owned land, and the desire to maintain its unique, mountain village character. These conditions necessitate controlled expansion, infill and recycling of the existing built environment.
- 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.
- 5. The large influx of seasonal residents, workers and visitors hinders accurate data representations of 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 630 persons (2010 Census), 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.
- 7. Improvements to the June Mountain Ski Area are intended to increase the mountain's capacity to the limits provided by the USFS special use permit, enhance the visitor experience, and promote increased visitation. Local accommodations, however, are not sufficient to handle the expected influx of ski-related visitors.
- 8. Past ski area expansion proposals have considered developing areas south of June Mountain. Due to wilderness designations, these proposals are no longer under consideration.

#### LAND USE

- 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.
- 10. The June Lake Village exhibits examples of diverse land uses. These include: commercial uses mixed with motel and residential development; the Village's dense commercial district supported by

inadequate roads and limited parking; and 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. Steep canyon walls, sensitive wildlife habitat, and limited access routes also prevent development in many places.
- 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 negotiated 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. In the past, residents and visitors have desired the permanent protection of meadow and wetland areas along parts of S.R. 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.
- 15. Planned 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

See the General Plan Housing Element for data and statistics regarding housing stock and demographics.

- 16. The majority of the June Lake Loop's rental and affordable units exists in the Village.
- 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. In the past, June Lake residents, most of whom reside in single-family homes and have lived in the community for several 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.
- 19. Housing or lodging facilities are oriented primarily to second-home owners and tourists, not to local housing needs.
- 20. 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.

21. 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.

#### **COMMUNITY FACILITIES**

- 22. In the past, residents and visitors have desired 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 section).
- 23. There are no public or private healthcare clinics within the June Lake Loop, and residents must travel for basic medical services. Mono County maintains a paramedic unit in June Lake to provide emergency medical response.
- 24. 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.
- 25. 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 section).
- 26. New technologies and capacity are available that could enhance and improve June Lake's basic utilities, such as Digital 395.

#### **COMMUNITY DESIGN**

- 27. According to a past community survey, visitors are attracted to the Loop for its natural, not built, environment. June Lake's built environment relies strongly on the area's natural features for visual distinction, and recent design work has focused on the aesthetic elements such as distinct landmarks and strong relationships among the town's visual character.
- 28. The June Lake Loop's built environment has a close physical association with S.R. 158, which strongly influences initial visitor perceptions of the community.
- 29. Each of the Loop's developed areas 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.

#### **OPEN SPACE**

#### WILDLIFE AND HABITAT RESOURCES

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

- 31. Higher recreational usage makes lakeshore and stream-bank vegetation more susceptible to human disturbance and damage.
- 32. 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.
- 33. The June Lake Loop is home to a number of special status plants and animals (see the MEA), and their habitats and populations should be conserved and protected.
- 34. Trout fishing, one of the June Lake Loop's most popular and economically important recreational activities, must be protected and enhanced.

#### WATER SUPPLY

- 35. Concern exists as to whether the June Lake Public Utility District (JLPUD), the sole public water supply agency, has adequate water to meet demands at full buildout. Expanding the water supply, storage facilities, and distribution system can be very costly and may limit the ability of the JLPUD to increase the available supply.
- 36. Concern exists over increasing domestic water diversions from developed surface water sources due to potential impacts to the surrounding riparian vegetation, biological resources and the quality of the area's natural beauty.
- 37. Insufficient data on the potential to expand existing surface water sources and to utilize groundwater resources hinders projections on meeting future demand.
- 38. Projected domestic and fire protection water demands require the expansion of reservoir and distribution facilities by the JLPUD.

### STORM WATER RUNOFF

- 39. Disturbances to existing vegetation and land coverage by impervious surfaces will increase as future development occurs. Runoff from these surfaces 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.
- 40. 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, resuspension of settled solids and loss of habitat for resident populations of trout and insects.
- 41. 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.
- 42. 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.

- 43. Discharge of oil, grease and other petroleum products from developed lands, paved roads, parking areas and driveways 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.
- 44. Storm drain facilities have been upgraded with various projects, however, further improvements and system integration in the Village and Down Canyon areas would be beneficial.

#### AIR RESOURCES

- 45. The high level of air quality is important to maintain. Winter temperature inversions can trap automobile emissions and emissions from wood fires and heating devices, potentially creating an unhealthful level of air quality.
- **SOLID WASTE**: These issues are addressed in the Integrated Waste Management Plan.

#### **CULTURAL RESOURCES**

46. The June Lake Loop contains a number of prehistoric Indian sites and artifacts, and these cultural resources are important to preserve. Future development may increase the potential for disturbance of sites and artifacts.

#### FOREST RESOURCES

47. Maintaining healthy forests are critical to the character and beauty of the June Lake Loop. Activities to reduce the risk of catastrophic fire, manage natural cycles of beetle kill, and generally protect forest health are a priority.

#### **RECREATIONAL RESOURCES**

48. The Inyo National Forest Land and Resource Management Plan designates the June Lake Loop as a 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.

#### RECREATION

- 49. The existing Gull Lake Park (0.62 acres) contains a community center/multipurpose room, a tennis court with basketball hoops, picnic tables, barbecue pits, children's play area and restrooms. Indoor facilities, such as a museum, swimming pool, ice skating rink and courts for racquet sports, are also desired.
- 50. Recreational amenities and opportunities in June Lake are critical to the health of the community and economy. Improving and publicizing the year-round trail system for hiking, biking, and cross-country skiing is a high priority.
- 51. Future growth of the June Lake Loop will increase the need for parks, trails, and associated facilities, as well as indoor recreational improvements.

52. Upgrade and properly maintain the ball field (5 acres) and other recreational facilities.

### TOURISM

- 53. The June Lake Loop's economy is based upon its tourist industry orientation, and the area must be able to accommodate a significant spike in population during the busiest days. Summer activities such as fishing, camping, hiking and sightseeing presently draws the majority of the Loop's visitors.
- 54. June Lake's quaint, small-town atmosphere, scenic beauty and numerous recreational opportunities are its primary tourist attractions. Community expansion and the development of additional recreational opportunities should be conditioned so that these characteristics are not negatively affected, and are potentially enhanced.
- 55. 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. The availability of living wage jobs and stabilizing the economy is important to residents.
- 56. 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.
- 57. Proposed development in the West Village/Rodeo Grounds and June Lake Village is expected to support additional visitors.
- 58. 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.
- 59. Enhanced visitor use services and information is critical to improving the experience of tourists and guests, and expanding the recreational and tourism economic base. Currently, a Scenic Byway Kiosk exists at the south June Lake Junction intersection adjacent to the gas station and general store, and a trial visitor center in 2009 was successful. No staffed visitor center is currently available for visitors.
- 60. Past surveys and anecdotal information indicate a strong split between tourists who favor additional development and those who like the Loop's current state. Additional potential visitor-oriented facilities included: public showers and restrooms, 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.
- 61. Restricted or limited access along shorelines and stream banks prevents fishermen from fully utilizing the Loop's four roadside lakes and two streams. Efforts are being made to upgrade ramps at lakes to create better access.
- 62. The Loop lacks safe, convenient roadside turnouts at selected scenic lookout points.

- 63. 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.
- 64. The Inyo National Forest Land and Resource Management Plan indicates a management prescription of Concentrated Recreational Area for the June Lake Loop corridor and Pine Cliff area. This designation calls for developing recreational opportunities that can accommodate large numbers of visitors without severely impacting the environment.
- 65. 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.
- 66. Year-round air service presents opportunities for economic and visitor growth.

# **IV. POLICIES**

## **COMMUNITY DEVELOPMENT**

### LAND USE

Goal 1. That June Lake ultimately develop into a moderately sized, self-contained, year-round community.

**Objective 1.A.** Promote the expansion of the June Lake Loop's privately owned land base to accommodate planned community growth.

**Policy 1.A.1.** Promote, where reasonable and feasible, the use of USFS land exchanges to enlarge the privately owned land base to meet community needs.

<u>Action 1.A.1.a.</u> Work with the U.S. Forest Service in identifying suitable lands for exchange or purchase. Lands in the Pine Cliff area should receive priority consideration. This program should respond to the changing needs and desires of the June Lake Community.

<u>Action 1.A.1.b.</u> Designate potential land exchange areas on the Land Use Maps and require specific plans prior to developing these areas.

**Policy 1.A.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.

<u>Action 1.A.2.a.</u> 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.

**Objective 1.B.** Promote well-planned and functional community development that retains June Lake's mountain community character and tourist-oriented economy.

Policy 1.B.1. Use specific plans to guide the development of large parcels in undeveloped areas.

<u>Action 1.B.1.a.</u> 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

**Objective 1.C.** Contain growth in and adjacent to existing developed areas, and retain open-space buffers around each area.

Policy 1.C.1. Encourage compatible development in existing and adjacent to neighborhood areas.

<u>Action 1.C.1.a.</u> Use the area specific land use maps, specific plans, the Plan Check and Design Review processes to guide development.

Action 1.C.1.b. Encourage compatible infill development in the Village and Down Canyon areas.

Policy 1.C.2. Discourage development in areas unsuitable for land improvements.

<u>Action 1.C.2.a.</u> Identify and prioritize sensitive private lands acceptable for exchange or purchase. Designate these lands on the plan's Land Use maps.

<u>Action 1.C.2.b.</u> If reverse land exchanges or purchase are not possible, allow development under the controls established in the natural habitat protection district.

**Objective 1.D.** 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 revitalization in established areas.

**Policy 1.D.1.** Promote programs that couple new construction in undeveloped areas with improvements in developed areas.

<u>Action 1.D.1.a.</u> Extract developer fees to fund capital improvements during the permit process in accordance with applicable state law. Ensure fees are levied on a uniform basis and that moneys collected for a specific purpose are used for that purpose.

<u>Action 1.D.1.b.</u> Investigate the feasibility of issuing bonds or implementing other revenue-producing measures such as assessment districts or bed taxes to finance desired facilities.

Policy 1.D.2. Promote the phasing of development where appropriate.

Action 1.D.2.a. Require Specific Plans to specify the phasing of development over a number of years.

<u>Action 1.D.2.b.</u> Work with the U.S. Forest Service to prioritize potential land exchange areas to reflect changing community needs.

**Objective 1.E.** Utilize Land Use designations to stimulate revitalization in depressed areas, to limit and phase out incompatible uses, and to guide June Lake's future.

**Policy 1.E.1.** Encourage infilling and/or revitalization in areas designated for development in the Area Plan.

<u>Action 1.E.1.a.</u> Allow higher densities and provide for mixed uses in areas suitable for commercial and retail development.

<u>Action 1.E.1.b.</u> Study the feasibility of revitalization activities in the Village and Down Canyon areas. The options of establishing a Zone of Benefit to fund public improvements should be studied.

<u>Action 1.E.1.c.</u> Apply for federal and state economic development grants when funds become available.

**Objective 1.F.** Protect existing and future property owners and minimize the possibility of future land ownership/use conflicts through the building and planning permit processes.

**Policy 1.F.1.** Utilize the building and planning permit processes to prevent new construction from encroaching into required setbacks and rights of way.

<u>Action 1.F.1.a.</u> 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.

Policy 1.F.2. Continue the comprehensive code compliance program for June Lake.

<u>Action 1.F.2.a.</u> Maintain a Code Compliance position, with citation power, to enforce land use regulations and permit conditions.

<u>Action 1.F.2.b.</u> 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.

<u>Action 1.F.2.c.</u> Investigate the feasibility of establishing a property maintenance ordinance to prohibit and phase out undesirable uses.

**Objective 1.G.** Meet the land needs of the commercial/industrial uses.

**Policy 1.G.1** Designate industrial site(s) of adequate size to accommodate the existing and projected light industrial needs of June Lake.

Action 1.G.1.a. Implement an illegal use abatement program after an industrial site has been established.

<u>Action 1.G.1.b.</u> 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.

<u>Action 1.G.1.c.</u> 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 area of West Village/Rodeo Grounds. 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 area.

Action 1.G.1.d. Allow existing industrial uses to continue on USFS lands in the Pine Cliff area.

**Objective 1.H.** Balance the development of recreational facilities with the adequate provision of public amenities, employee and visitor housing, infrastructure and circulation facilities.

**Policy 1.H.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.

<u>Action 1.H.1.a.</u> Net employee generating operations should meet the employee housing requirements of the Community Development Element.

<u>Action 1.H.1.b.</u> 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.

<u>Action 1.H.1.c.</u> 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.

**Objective 1.I.** 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.

**Policy 1.I.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.

<u>Action 1.I.1.a.</u> 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 process, should demonstrate the need for large-scale commercial development outside of the June Lake Village prior to its construction.

**Policy 1.I.2.** Promote 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 S.R. 158 through the Village, off-street parking and pedestrian walkways.



**Objective 1.J.** 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.

**Policy 1.J.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.

<u>Action 1.J.1.a.</u> 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% of June Mountain's anticipated peak period work force based upon the maximum skier capacity allowed by the USFS special use permit . 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.

**Policy 1.J.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.

Action 1.J.2.a. Work with developers through the specific plan process.

**Objective 1.K.** 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.

**Policy 1.K.1.** Retain the area's single-family residential character while allowing for pockets of higherdensity residential developments in areas that have good automobile access and commercial developments, bordering S.R. 158.

<u>Action 1.K.1.a.</u> Work with the USFS to obtain lands, through the special permit or land trade processes, to construct an equipment storage yard and additional residential development.

**Objective 1.L.** Assure the protection of life and property by maintaining an adequate level of law enforcement services.

**Policy 1.L.1.** Maintain a level of law enforcement services commensurate with population growth and development.

<u>Action 1.L.1.a.</u> Study response times and the frequency of calls to determine the adequacy of law enforcement services.

<u>Action 1.L.1.b.</u> When determined necessary, require new developers to fund increased law enforcement services.

#### HOUSING

**Goal 2.** Provide residents and visitors with quality housing, a wide array of housing alternatives designed to promote unique experiences, and year-round housing stock; and promote adequate affordable housing.

**Objective 2.A.** Ensure future development projects mitigate impacts to the local housing stock.

**Policy 2.A.1.** Require future development projects with the potential for significant housing impacts to provide a fair share of affordable and workforce housing units, e.g. an amount sufficient to accommodate the housing demand created by the development project, as determined through a housing impact assessment or compliance with the Mono County Housing Mitigation Ordinance.

<u>Action 2.A.1.b.</u> The County shall work with proponents during the specific plan or planning permit processes to ensure compliance.

<u>Action 2.A.1.c.</u> The County shall monitor the employee housing programs to ensure compliance and adjust employee housing policies when necessary.

**Policy 2.A.3.** Mono County, where feasible, shall work with developers and the June Lake community in constructing and maintaining affordable housing for residents.

<u>Action 2.A.3.a.</u> Density bonuses for affordable housing shall be applied consistent with State law (GC §65915). Where consistent with State law, projects including density bonuses shall not exceed 7.25 or 14.75 UPA in SFR or MFR, moderate designated areas, respectively. In all other permitted areas, projects shall not exceed 26 UPA for residential units and 60 UPA for commercial lodging units.

<u>Action 2.A.3.b.</u> 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, subject to consistency with State law.

<u>Action 2.A.3.c.</u> Employers providing employee housing should be encouraged to set affordable monthly rents.

**Policy 2.A.4.** Promote year-round housing types and housing for low- and moderate- income households.

<u>Action 2.A.4.a.</u> If necessary, the County should reinstate the Housing Mitigation Ordinance that would provide housing for low- and moderate- income households.

<u>Action 2.A.4.b.</u> Where feasible, encourage the USFS to amend its permittee housing policies to accommodate rental housing.

#### **COMMUNITY FACILITIES**

**Goal 3.** 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.

**Objective 3.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).

**Policy 3.A.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.

<u>Action 3.A.1.a.</u> Work with the USFS to identify suitable lands for future community facility needs such as, but not limited to, schools, a museum and equipment storage / healthcare sites.

**Policy 3.A.2.** The County, in cooperation with the community and the Eastern Sierra School District, should identify and help obtain lands for future school sites.

<u>Action 3.A.2.a.</u> Work with the USFS to reserve and/or obtain lands for elementary, high school and community college sites.

**Policy 3.A.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.

<u>Action 3.A.3.a.</u> Work with the community and Special Districts in addressing the requirements for schools, community meeting facilities and recreational opportunities.

**Policy 3.A.4.** Promote the development of child care programs and after-school recreational programs for school-aged children.

<u>Action 3.A.4.a.</u> Assist in the development of such programs by providing child-care providers with information and assistance in obtaining space for such purposes.

<u>Action 3.A.4.b.</u> 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 section).

**Objective 3.B.** Ensure that new development helps fund the expansion of community facilities. Fees or exactions should match the level of demand created by new projects.

**Policy 3.B.1.** Collect mitigation fees or use other appropriate measures to ensure that new development pays the associated cost of expanding community facilities.

<u>Action 3.B.1.a.</u> 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).

<u>Action 3.B.1.b.</u> Use the Environmental Review Process (CEQA) to ensure proper mitigation for impacts to community facilities that could result from new developments.

**Objective 3.C.** Support broad-based community development, such as community-serving commercial activities (e.g., pharmacy).

Policy 3.C.1. Locate community-serving commercial land uses in the June Lake Village.

<u>Action 3.C.1.a.</u> Use land use designations to limit the number of community-serving facilities located outside the Village.

**Objective 3.D.** Enhance the community by using public or private funding to provide desired community facilities.

Policy 3.D.1. Use public or private funding to develop community facilities.

<u>Action 3.D.1.a.</u> Investigate the feasibility of issuing bonds or implementing other revenue-producing measures, such as assessment districts or bed taxes to finance desired facilities.

#### COMMUNITY INFRASTRUCTURE

**Goal 4.** Plan and develop community infrastructure at a rate that ensures new demands will not over-burden existing facilities, and ensure the expansion of existing facilities associated with new development does not place undue financial burdens on existing users and impacts on the environment.

**Objective 4.A.** Maintain local service capabilities by ensuring that new construction service demands do not exceed the capacity of existing public facilities.

**Policy 4.A.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.

<u>Action 4.A.1.a.</u> 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.

<u>Action 4.A.1.b.</u> On larger projects, use the specific plan process to ensure that new developments have adequate water supplies and wastewater capacity.

<u>Action 4.A.1.c.</u> 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). <u>Action 4.A.1.d.</u> The County shall work with local water and sewage treatment agencies in securing state and federal grants for service improvements.

<u>Action 4.A.1.e.</u> 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 and take advantage of new technologies and infrastructure, such as Digital 395.

**Policy 4.A.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.

<u>Action 4.A.2.a.</u> Support Local Agency Formation Commission (LAFCO) and Special District efforts to consolidate local service districts in June Lake.

**Objective 4.B.** 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.

**Policy 4.B.1.** Ensure that the wastewater treatment system and trunk lines have adequate capacity to handle new developments.

<u>Action 4.B.1.a.</u> Work with the June Lake PUD to ensure that adequate wastewater treatment capacity exists, or will be available, prior to approving development.

<u>Action 4.B.1.a.</u> Work with the June Lake PUD to promote the use of water-conserving fixtures in existing and new developments to postpone expanding the existing wastewater treatment plant.

#### **COMMUNITY DESIGN**

**Goal 5.** Maintain and improve the visual quality of the June Lake Loop's environment by enhancing existing structures, guiding future development and preserving scenic views.

**Objective 5.A.** Continue to preserve and maintain June Lake's mountain village and rural character through appropriate land development regulations and practices.

**Policy 5.A.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.

<u>Action 5.A.1.a.</u> Continue to implement and refine as needed architectural guidelines for June Lake that apply to new construction and large-scale improvements to existing structures. Guidelines shall not apply to single-family homes in existing subdivisions (See Appendix one, June Lake Loop Design Review Guidelines).

<u>Action 5.A.1.b.</u> Provide a compatible architectural theme in the West Village/Rodeo Grounds area through the specific plan process.

**Policy 5.A.2.** Maintain diligent control over signs in order to minimize visual impacts.

<u>Action 5.A.2.a.</u> Use signing policies found in the countywide Design Guidelines, Scenic Overlay District, and sign regulations to control undesirable signs or other advertising along the S.R. 158 corridor.

<u>Action 5.A.2.b.</u> Implement and enforce the county Sign Ordinance (Chapter 07 in the General Plan Land Use Element) (MCZDC, Chapter 19.35) in June Lake.

<u>Action 5.A.2.c.</u> Prohibit the use of individual off-site advertising signs or bill boards (MCZDC, Chapter 19.35.060) (See 07.060 Prohibitions in the General Plan Land Use Element) 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.



**Policy 5.A.3.** Develop and implement a street signing program that is compatible with the mountain/rural character of June Lake.

<u>Action 5.A.3.a.</u> The County shall work with the community in developing a Loop-wide street-signing program.

<u>Action 5.A.3.b.</u> Where appropriate, off-site roadway improvements shall include appropriate street signs.

**Objective 5.B.** Emphasize the visual predominance of the natural environment by minimizing the visual impact of the built environment.

**Policy 5.B.1.** Minimize the obstruction of views into, out of, and across major and minor visual elements of the natural environment.

<u>Action 5.B.1.a.</u> 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.

<u>Action 5.B.1.b.</u> 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.

**Policy 5.B.2.** Protect and enhance, where feasible, scenic vistas from S.R. 158 and other viewing areas.

<u>Action 5.B.2.a.</u> Promote appropriate visual screening of project proposals within significant view areas of S.R. 158 and major and minor features of the natural environment. This may include the use of natural and built visual barriers, breaks or screens such as landforms, berms and vegetation. Visual screening along S.R. 158 may not be required in the June Lake Village and in the Down Canyon's roadside neighborhood commercial and commercial lodging areas.



<u>Action 5.B.2.b.</u> During the planning permit or specific plan processes work with applicants to promote developments that are sensitive to the visual quality of the natural setting.

<u>Action 5.B.2.c.</u> Promote the usage of color and material studies to aid in evaluating the visual impacts of development from S.R. 158 and from major and minor features of the natural environment).

<u>Action 5.B.2.d.</u> Work with Caltrans and the USFS to minimize the visual impacts of new roadway projects.

<u>Action 5.B.2.e.</u>Where feasible, limit the number of new intersections with S.R. 158 by designing individual driveways or collector streets to exit onto an arterial or other roadway prior to joining S.R. 158.

<u>Action 5.B.2.f.</u> 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 **View from Oh! Ridge Campground** Village/Rodeo Grounds should receive priority consideration.

<u>Action 5.B.2.g.</u> Where feasible, require new development to underground all new power lines (see Chapter 11 of the General Plan Land Use Element).

<u>Action 5.B.2.h.</u> Investigate the feasibility of and financing mechanisms for placing existing overhead utility lines underground.

Action 5.B.2.i. Encourage consolidation of propane tanks.

Policy 5.B.3. Minimize the visual impacts of hill-slope developments.

<u>Action 5.B.3.a.</u> 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.

<u>Action 5.B.3.b.</u> 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.

<u>Action 5.B.3.c.</u> Work with the USFS and June Mountain Ski Area to minimize the visual impact of new ski area development.

**Objective 5.C.** Promote the maximization of scenic views from commercial establishments.

**Policy 5.C.1.** Promote locating developments to maximize scenic views, while minimizing the effects on the surrounding environment.

<u>Action 5.C.1.a.</u> Review development plans for viewsheds from projects and from vantage points overlooking the proposed projects during the planning permit process.

<u>Action 5.C.1.b.</u> Where feasible, work with developers to visually screen or otherwise minimize scenic impacts of developments.

**Objective 5.D.** Visually link the districts of the June Lake Loop while retaining the continuity and compatibility of an individual district's visual identity.

**Policy 5.D.1.** Promote the usage of design measures that visually enhance the Loop's character, yet provide for diversity within individual districts.

<u>Action 5.D.1.a.</u> Develop streetscape elements that are common in all districts, especially along S.R. 158. This may include the repetition of elements such as street signs, distinctive lamp posts, or vegetation that utilize similar shapes, materials, colors and styles.

<u>Action 5.D.1.b.</u> 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.

<u>Action 5.D.1.c.</u> Maintain the "intimate" or pedestrian scale of June Lake's built environment in all districts.

Policy 5.D.2. Establish the visual identity of each district.

<u>Action 5.D.2.a.</u> Promote the use of a variety of 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.

**Policy 5.D.3.** Promote transitional designs in neighboring developments to maintain the identity of individual districts.

<u>Action 5.D.3.a.</u> During the planning permit and specific plan 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.

<u>Action 5.D.3.b.</u> During the planning permit and specific plan 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.

# **OPEN SPACE AND CONSERVATION**

#### GENERAL

**Goal 6.** Conserve and enhance the quality of the June Lake Loop's natural, scenic and cultural resources.

**Objective 6.A.** Protect the Loop's natural environment by guiding development in environmentally sensitive areas and by mitigating the impacts of development to the greatest extent practical.

**Policy 6.A.1.** Mitigate impacts or limit development to an appropriate level in environmentally and visually sensitive areas. Environmentally sensitive areas include: riparian areas, potential high groundwater table zones, wetlands, and steep hill slopes.

<u>Action 6.A.1.a.</u> Ensure projects on lands designated for natural habitat protection or located in environmentally sensitive zones adequately consider and protect areas of high natural resource value.

<u>Action 6.A.1.b.</u> Discourage, where feasible, the filling or dredging of wetlands, related springs or high water table areas, and waterways, and direct applicants to applicable regulatory agencies such as the Lahontan Regional Water Control Board.

<u>Action 6.A.1.c.</u> Ensure projects protect the ecosystem functions of vegetation within natural habitat protection districts and in environmentally sensitive areas.

<u>Action 6.A.1.d.</u> Reduce, to the extent possible, the impacts of cutting, filling, grading or excavation on the natural water regimen, vegetation stability, land form or stream morphology.

<u>Action 6.A.1.e.</u> 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.

<u>Action 6.A.1.f.</u> Work with state and federal lead agencies in resolving conflicts over the delineation of environmentally sensitive areas.

**Policy 6.A.2.** Promote USFS land exchanges and/or purchases by land conservation groups of sensitive areas. Where such exchange or purchase is infeasible, guide development to protect environmentally sensitive areas.

<u>Action 6.A.2.a.</u> Use USFS land exchanges 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. If trades are not possible, limited compatible development should be allowed. Larger parcels in environmentally sensitive areas would be subject to specific development controls designed to minimize impacts on sensitive areas.

<u>Action 6.A.2.b.</u> Work with land conservation groups that specialize in acquiring conservation easements, purchasing environmentally sensitive private lands and holding them as natural preserves, or eventually turning them over into public ownership.

<u>Action 6.A.2.c.</u> 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.

#### **STREAM-SIDE ZONES**

**Policy 6.A.3.** Protect riparian vegetation, water quality and fish habitat by minimizing encroachments into stream-side zones.

<u>Action 6.A.3.a.</u> 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.

<u>Action 6.A.3.b.</u> 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. <u>Action 6.A.3.c.</u> New subdivisions and parcel maps proposed in stream-side zones shall provide stream setbacks of 30 feet from the bank.

#### POTENTIAL HIGH GROUNDWATER TABLE AREAS

**Policy 6.A.4.** Discretionary projects located in potential wetland areas should be reviewed by applicable regulatory agencies such as the U.S. Army Corp of Engineers (Corp).

<u>Action 6.A.4.a.</u> Projects with the potential to disturb wetlands should be reviewed by applicable agencies such as the Corp prior to submitting development applications to the County

Policy 6.A.5. Limit the intensity of development in identified wetland areas.

<u>Action 6.A.5.a.</u> Structures and attendant facilities shall, to the extent feasible, be located in nonwetland 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.

<u>Action 6.A.5.b.</u> 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.

**Policy 6.A.6.** Protect the water quality of groundwater basins by preventing the introduction of surface contaminants and minimizing changes to existing surface coverings in recharge zones.

<u>Action 6.A.6.a.</u> Projects subject to discretionary permits should be designed to minimize the alteration of lands overlying shallow groundwater tables and in recharge zones.

<u>Action 6.A.6.b.</u> 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.

#### NATURAL HABITAT PROTECTION DISTRICT

**Objective 6.B.** Protect lands identified in the natural habitat protection district (LUD map reference) and potential high groundwater table areas (MEA Reference).

**Policy 6.B.1.** Preserve natural habitat areas by limiting development and curtailing harmful uses on identified wetland areas. Assign top priority to these lands for land exchanges.

<u>Action 6.B.1.a.</u> Prohibit the grazing of horses or other livestock on wetland areas such as the meadow and marshes in the Natural Habitat Protection District. A section of the Silver Lake Meadow is the only area falling under this designation.

<u>Action 6.B.2.b.</u> Limit development in natural habitat zones to retain sensitive environments while allowing for compatible development. The extent of development in the natural habitat protection

district will depend upon the amount of land within the district not covered by wetlands (nonconflict areas), and in compliance with the Land Use Designation. Three scenarios can occur:

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

<u>Action 6.B.2.c.</u> Where feasible, locate development on lands devoid of environmentally sensitive habitats.

**Policy 6.B.2.** Identify and map wetland areas according to federally approved criteria and develop appropriate mitigation measures.

<u>Action 6.B.2.a.</u> Encourage the U.S. Army Corps of Engineers and the Lahontan Regional Water Quality Control Board (LRWQCB) to identify and map wetland areas contained in the natural habitat protection district.

<u>Action 6.B.2.b.</u> Pursue grants 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, LRWQCB, and any other relevant agencies.

### WATER RESOURCES

**Objective 6.C.** Promote the development of local water resources to meet future domestic needs in a manner that maintains and protects the natural environment.

**Policy 6.C.1.** New water resource projects in the June Lake Loop should not impact natural resources and recreation.

<u>Action 6.C.1.a.</u> Coordinate efforts with the USFS and June Lake Public Utility District (JLPUD) 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.

**Policy 6.C.2.** Promote the development of a diversified water system to withstand periods of drought without causing undue impacts on the environment.

Action 6.C.2.a. Encourage the JLPUD to investigate using groundwater for domestic needs.

<u>Action 6.C.2.b.</u> 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.

**Policy 6.C.3.** Use comprehensive water management plans to guide water use, the construction of new water supply facilities and the protection of natural resources.

<u>Action 6.C.3.a.</u> 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.

**Policy 6.C.4.** Promote water conservation to avoid or delay construction of new water facilities and to preserve the natural environment. (See the General Plan Conservation/Open Space Element.)

<u>Action 6.C.4.a.</u> 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.

<u>Action 6.C.4.b.</u> Work with local water districts to provide residents with literature on water conservation and, if feasible, kits containing water-conserving modification devices.

Policy 6.C.5. Recognize in-stream flows as a beneficial use of water.

<u>Action 6.C.5.a.</u> Work with water and wildlife management agencies to ensure that stream diversions will not harm existing wildlife.

<u>Action 6.C.5.b.</u> 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.

<u>Action 6.C.5.c.</u> 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.

<u>Action 6.C.5.d.</u> 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.

<u>Action 6.C.5.e.</u> 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.

<u>Action 6.C.5.f.</u> Coordinate efforts with the California Department of Fish and Wildlife on projects requiring stream alteration permits.

<u>Action 6.C.5.g.</u> Prohibit direct and indirect discharges of soil, debris, or other material into waterways. Indirect discharges shall be controlled by minimizing the possibility of substances washing into a water body.

<u>Action 6.C.5.h.</u> Construction operations requiring repeated stream crossings shall install temporary bridges.

**Objective 6.D.** 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.

**Policy 6.D.1.** Minimize impacts on surface and groundwater resources by limiting erosion and uncontrolled storm water discharges.

<u>Action 6.D.1.a.</u> Encourage developers to incorporate erosion control measures that create a zero offsite net increase in runoff into project designs. These measures could include revegetation programs, rip-rapping, side drains, blankets or erosion nets, among others.

<u>Action 6.D.1.b.</u> 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.

<u>Action 6.D.1.c.</u> 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.

Action 6.D.1.d. Mitigate siltation on Rush Creek and at the inlet to Silver Lake.

<u>Action 6.D.1.e.</u> 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 must meet the County's zero net discharge policy.

<u>Action 6.D.1.f.</u> Utilize Best Management Practices (BMPs) including, but not limited to, the Limited Impact Development (LID) techniques in Appendix X of the General Plan to minimize the effects of runoff.

**Policy 6.D.2.** Minimize the possibility of erosion and off-site discharge of storm waters by retaining the existing vegetative cover.

<u>Action 6.D.2.a.</u> 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.

<u>Action 6.D.2.b.</u> Timberland owners converting timberland to non-timber uses shall comply with State requirements for a Timberland Conversion Permit or an exemption (see 14 CCR §1104).

Policy 6.D.3. Limit or control development on steep slopes to minimize impacts on watersheds.

<u>Action 6.D.3.a.</u> Minimize development on hillsides by promoting development on flatter sections of parcels and larger minimum lot sizes.

<u>Action 6.D.3.b.</u> 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.

<u>Action 6.D.3.c.</u> 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 20%.

<u>Action 6.D.3.d.</u> The subdivision of any lands shall adequately consider slope conditions and comply with the standards set forth herein, or shall be prohibited.

**Policy 6.D.4.** Protect surface and groundwater by reducing the amounts of contaminants introduced by storm-water runoff.

<u>Action 6.D.4.a.</u> 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.

**Policy 6.D.5.** Protect the water quality of June and Gull lakes and other downstream water bodies by improving the June Lake Village's drainage system and eliminating other sources of pollution.

<u>Action 6.D.5.a.</u> 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 and undergrounding the drainage ditch between June and Gull lakes. Project funding mechanisms such as bonds and zone of benefit charges, among others, also should be considered.

<u>Action 6.D.5.b.</u> Encourage the Lahontan Regional Water Quality Control Board to conduct an eutrophication study on Gull Lake and, where feasible, adopt the study's recommendations.

#### **AIR QUALITY**

**Objective 6.E.** Maintain a high level of air quality that protects human health and wildlife, and prevents the degradation of scenic views.

**Policy 6.E.1.** Reduce 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, hiking and cross-county trails.

<u>Action 6.E.1.a.</u> Promote the development of trails for non-motorized modes of transit (e.g., pedestrians, cross-country skiers and bicyclists). These trails should link major lodging and parking facilities with recreational and commercial centers and should be maintained year round. Bond issues, grants or development exactions, among others, could be used to fund construction.

<u>Action 6.E.1.b.</u> Work with the June Mountain Ski Area to develop ski-back trails from the ski area to concentrated use areas.

<u>Action 6.E.1.c.</u> Investigate the feasibility of developing an overhead lift into the Village from the Mountain. If developed, ensure the lift 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.

<u>Action 6.E.1.d.</u> Promote the development of crosswalks in the Village and the June Lake Loop that enhance safety, complement the non-motorized vehicle trails, and promote the Village and Loop's pedestrian atmosphere.

<u>Action 6.E.1.e.</u> If feasible, use the specific plan process in the Village to promote the development of facilities conducive to the pedestrian-oriented concept.

**Policy 6.E.2.** Reduce emissions from solid fuel burning appliances (see the General Plan Conservation/Open Space Element).

<u>Action 6.E.2.a.</u> Work with the Great Basin Air Pollution Control District to sponsor public information programs regarding solid fuel burning appliances.

<u>Action 6.E.2.b.</u> Work with property owners and developers to utilize decorative propane, pellet stoves, or other clean-burning heat sources instead of solid fuel burning appliances (e.g. wood stoves).

<u>Policy 6.E.3.</u> Promote energy efficient / green construction and retrofits, and residential and nonresidential distributed renewable energy generation.

<u>Action 6.E.3.a.</u> At the earliest planning/design stage possible, refer applicants to the General Plan Conservation/Open Space Element for policies on energy use in new and existing buildings, and renewable energy generation.

**HISTORIC AND CULTURAL RESOURCES** – See the General Plan Conservation/Open Space Element for policies to identify, preserve, restore, and interpret cultural resources.

**Objective 6.F.** Identify and preserve significant cultural and historical resources or artifacts and, where feasible, provide displays or interpretive tours (19).

**Policy 6.F.1.** Promote local protection, interpretation, and preservation of cultural resources within the June Lake Loop.

<u>Action 6.F.1.a.</u> Encourage the County to support the June Lake Loop Historical Society and its effort to establish a museum.

#### RECREATION

**Goal 7.** Provide community-oriented recreational facilities and programs that meets the needs of June Lake's population.

**Objective 7.A.** Complement the wide range of outdoor recreational activities by providing traditional recreational facilities for residents.

**Policy 7.A.1.** Provide for the recreational needs of permanent and seasonal residents.

<u>Action 7.A.1.a.</u> The County should promote the development of neighborhood and community parks.

<u>Action 7.A.1.b.</u> Acquire land for parks and other recreational sites through the USFS land exchange and special use procedures.

<u>Action 7.A.1.c.</u> The County shall pursue the development of recreational facilities and/or parks near the West Village/Rodeo Grounds Specific Plan, Down Canyon areas, Pine Cliff area, and/or other areas identified by the community.

<u>Action 7.A.1.c.</u> Consider developing a Parkland Dedication Ordinance pursuant to Government Code Section 66477(b).

Action 7.A.1.d. Through the specific plan process, the County should provide incentives for developers to dedicate areas for parks and plan for their development.

<u>Action 7.A.1.e.</u> The County should pursue federal, state, non-profit, and other funds and partnerships for the acquisition, construction and maintenance of parks or other recreational facilities. Action 1.8: Parks should be designed and located to meet the needs of all residents including the young, elderly and disabled.

<u>Action 7.A.1.e.</u> Continue to support the June Lake Trails Committee and Citizen's Advisory Committee (CAC) in community-based trails planning and development, including further development, refinement and implementation of the 2003 June Lake Trail Plan.



**Policy 7.A.2.** Continue to work with developers to provide publicly-accessible indoor recreational facilities for activities such as racquet sports, basketball, volleyball, aerobics, swimming, and ice skating, and outdoor activities such as photography, fly fishing, natural sciences, astronomy, and others.

<u>Action 7.A.2.a.</u> Work with developers during the specific plan process to promote the construction of recreational facilities, and/or contribute to the ongoing maintenance and operations of existing facilities.

<u>Action 7.A.2.b.</u> When available, the County should pursue grants to help construct, maintain, and/or improve community indoor recreational facilities.

**Objective 7.B.** Ensure that community recreation facilities and programs continue providing the services for which they were designed.

**Policy 7.B.1.** Improve and maintain community recreation facilities and recreation programs on a regular basis.

<u>Action 7.B.1.a.</u> Maintaining existing facilities should be a high priority, and program ongoing maintenance and operating costs into the development of new facilities.

<u>Action 7.B.1.b.</u> The County shall work with the community, other agencies and developers to maintain and improve park sites.

<u>Action 7.B.1.c.</u> The County, shall 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.

**Policy 7.B.2.** The County shall periodically review the recreational needs of the community and amend the Area Plan accordingly.

<u>Action 7.B.2.a.</u> The June Lake Citizens Advisory Committee or other community body shall work with the County to study and adjust, if necessary, recreational planning policies to reflect the needs of the community.

**Objective 7.C.** Locate and design community parks to minimize their effects on surrounding land uses.

Policy 7.C.1. Minimize incompatibilities between recreational uses and surrounding neighboring uses.

<u>Action 7.C.1.a.</u> Provide adequate buffer zones around community parks to mitigate impacts, such as noise, on surrounding uses.

<u>Action 7.C.1.b.</u> Minimize the use of outdoor lights and ensure compliance with the Dark Sky Ordinance.

<u>Action 7.C.1.c.</u> Design parks to have adequate view corridors to provide an unobstructed view of the park site and facilitate public safety and compliance with park regulations.

Policy 7.C.2. Locate and design parks to serve both neighborhoods and the entire community.

<u>Action 7.C.2.a.</u> Parks should be centrally located to strategically serve areas within a half-mile radius for neighborhood-scaled parks and two-miles for community-scaled parks.

<u>Action 7.C.2.b.</u> Access should be off SR 158 or other major roadways, ample parking should be available, and the site should be accessible by foot, bike, and automobile.

<u>Action 7.C.2.c.</u> Scenic views, existing vegetation, and waterways should be utilized to enhance the park while minimizing environmental impacts.

### TOURISM

**Goal 8.** 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, and unique character.

**Objective 8.A.** 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.

**Policy 8.A.1.** The June Lake community should work with the USFS, June Mountain, Mono County Tourism Commission, June Lake Historical Society, June Lake Chamber of Commerce, and others in a joint effort to operate a Visitor Center in the Village or other appropriate location, and promote the June Lake Loop.

<u>Action 8.A.1.a.</u> Further develop and promote the existing Scenic Byway kiosk as a focal point through ongoing Byway Planning.

<u>Action 8.A.1.b.</u> The existing Scenic Byway kiosk should be better utilized and local volunteers should continue to assist in staffing it and potentially providing programs.

<u>Action 8.A.1.c.</u> Continue to explore opportunities for a permanent Visitor Center, potentially combined with a historic museum. 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 lodging, dining, and recreational opportunities.

<u>Action 8.A.1.d.</u> The community should work with the USFS to promote the June Lake Loop at nearby visitor centers, such as the Mono Basin Scenic Visitor Center in Lee Vining and the Mammoth Lakes Welcome Center.

**Policy 8.A.2.** Encourage public recreational use of lakes and creeks that is compatible with the environmental sensitivity of those areas. Consider adjusting public usage if increased access causes undue environmental impacts.

<u>Action 8.A.2.a.</u> The County should work with the USFS to continue to improve the 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.

<u>Action 8.A.2.b.</u> Encourage and promote backcountry recreation experiences accessible from the June Lake Loop, including fishing, backpacking, horseback riding, and access to Yosemite National Park.

<u>Action 8.A.2.c.</u> Encourage the CDFW to improve the overall quality and potential of the Loop's recreational fishery.

Action 8.A.2.d. Protect and enhance fish-spawning habitat within June Lake Loop waters.

<u>Action 8.A.2.e.</u> 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, and siltation of Silver Lake. 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.

Action 8.A.2.f. Maintain or increase fish stocking efforts in the June Lake Loop.

**Policy 8.A.3.** Provide a balance of recreational opportunities to ensure full utilization of the Loop's recreational resources, expanded user group participation, and a complementary mix of recreational activities.

<u>Action 8.A.3.a.</u> Promote diversified recreational experiences by encouraging activities beyond fishing and hiking, such as backpacking, camping, swimming, picnicking, bicycling, interpretive nature study, outdoor arts, special events and festivals. The County, June Lake community and the USFS should cooperate in developing these activities.

<u>Action 8.A.3.b.</u> Work with the USFS to help identify suitable locations for future drive-in and walk-in campgrounds.

<u>Action 8.A.3.c.</u> 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.

<u>Action 8.A.3.c.</u> 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.



**Policy 8.A.4.** Provide 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.

<u>Action 8.A.4.a.</u> Support continued operation of the June Mountain Ski Area and future improvements or expansions, including year-round programming and use such as hiking.

<u>Action 8.A.4.b.</u> Promote the development of snowmobiling and 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.

Action 8.A.4.c. Work with the USFS and other entities to identify suitable snowplay areas.

<u>Action 8.A.4.d.</u> Where feasible, design common open-space areas in new developments and neighborhood parks to accommodate snowplay and/or ice skating during winter months.

**Policy 8.A.5.** Reduce recreational user conflicts by dispersing competing recreational activities and, where prudent and feasible, expanding existing facilities or constructing new ones.

<u>Action 8.A.5.a.</u> Provide for snowmobiling in areas outside the June Lake Loop (for example, Bald Mountain Lookout area), with staging in the Loop, and in areas not used for cross country skiing (e.g., the Obsidian Dome/Glass Creek area has been designated a cross country ski area).

<u>Action 8.A.5.b.</u> 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.

Action 8.A.5.c. Provide for off-highway vehicle use in appropriate areas outside the June Lake Loop.

**Policy 8.A.6.** Coordinate recreational planning efforts with the USFS, the LADWP, and private landowners in the June Lake Planning Area to most efficiently utilize resources.

<u>Action 8.A.6.a.</u> Work with the Inyo National Forest to reflect June Lake Area Plan policies in the Forest Plan update.

<u>Action 8.A.6.b.</u> Support an expansion of the USFS' "concentrated recreation area" (or similar) designation in the Lower Rush Creek watershed between Grant and Mono lakes.

<u>Action 8.A.6.c.</u> Work with developers, through the Specific Plan process, to address the recreational needs of local residents and visitors.

Policy 8.A.7. Avoid conflicts between recreational activities and other competing uses.

<u>Action 8.A.7.a.</u> 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.

<u>Action 8.A.7.b.</u> Support State Water Resources Control Board management and restoration plans, and orders requiring flows and lake levels, related to the Mono Basin.1

**Objective 8.B.** Diversify and stabilize the local economy by attracting and retaining tourist- and community-oriented businesses, particularly those that provide new jobs for local residents.

**Policy 8.B.1.** Promote the development of an active program that attracts businesses or helps identify types of businesses that could be successful.

Action 8.B.1.a. Develop an economic development plan.

<u>Action 8.B.1.b.</u> 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.

<u>Action 8.B.1.c.</u> Coordinate activities with government agencies and community groups to attract commercial/film companies into the June Lake Loop.

Policy 8.B.2. Develop programs that promote local business interests.

Action 8.B.2.a. Encourage employers to hire local residents.

<u>Action 8.B.2.b.</u> Explore mechanisms to prioritize the leasing or purchase of new or existing commercial properties by June Lake residents or present business owners in the Loop first.

**Objective 8.C.** 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.

<sup>&</sup>lt;sup>1</sup> http://www.monobasinresearch.org/data/mbrtdframes.htm

**Policy 8.C.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.

<u>Action 8.C.1.a.</u> 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.

**Policy 8.C.2.** Encourage larger-scale tourist/commercial development to provide for convention and meeting facilities.

Action 8.C.2.a. If feasible, promote the development of such facilities in commercial development(s) of sufficient size in the Village area and as a component of the Specific Plan for West Village/Rodeo Grounds.

**Policy 8.C.3.** Recreational facilities that can serve numerous user groups or provide alternatives to automobile transportation should be provided, where feasible.

Action 8.C.3.a. Support and continue developing a comprehensive trail system plan.

<u>Action 8.C.3.b.</u> Pursue a Loop-wide trail system for pedestrians or cyclists in the summer and cross country skiers in the winter to connect the various population centers and, where feasible, improve shoreline access to lakes and streams. Refer to the June Lake Trail Plan for trail standards and guidelines.

<u>Action 8.C.3.c.</u> Collaborate with applicable agencies to design the trail system. Representatives could include the USFS, Caltrans, Mono County, Southern California Edison, and the community.

<u>Action 8.C.3.d.</u> Pursue various funding options and partnerships to construct and maintain trail projects.

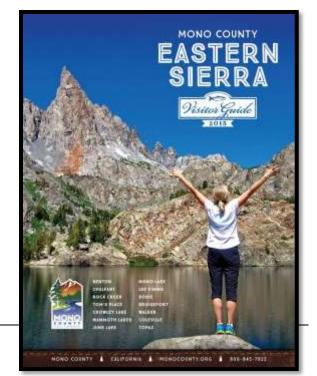
<u>Action 8.C.3.e.</u> Ensure trail projects include a maintenance program and funding source.

**Objective 8.D.** Increase visitation to June Lake.

**Policy 8.D.1.** Develop events, educational programs, and festivals for tourists and local residents that promote the uniqueness of the area and enhance the economy.

<u>Action 8.D.1.a.</u> Encourage the County, local organizations and other agencies to work together to develop events and festivals.

**Policy 8.D.2.** Develop programs for tourists that focus on the community of June Lake and the many



recreational and scenic attributes of the June Lake Loop.

<u>Action 8.D.2.a.</u> Promote the designation of SR 158 as a state Scenic Highway. 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.

<u>Action 8.D.2.b.</u> Work with Caltrans to develop roadside turnout/scenic lookout points along S.R. 158, and rehabilitate existing locations such as Oh! Ridge.

<u>Action 8.D.2.c.</u> 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.

<u>Action 8.D.2.d.</u> Promote the development of programs or activities that encourage visitors to stop in the June Lake Loop.

Policy 8.D.3. Enhance and promote the character of June Lake and its commercial establishments.

<u>Action 8.D.3.a.</u> Encourage the local Chamber of Commerce or other groups to develop and distribute information promoting June Lake using the latest technology and social media.

<u>Action 8.D.3.b.</u> Encourage employers, the Chamber of Commerce or other groups, to develop and implement a public relations and service training program for employees.

<u>Action 8.D.3.c.</u> Encourage business and community cooperation in the development of attractive and visually compatible commercial districts.

**Objective 8.F.** Promote June Lake Loop's visual resources.

**Policy 8.F.1.** Visual resources should be considered when developing recreational uses and design standards.

<u>Action 8.F.1.a.</u> Work with applicable agencies to manage water levels consistent with SWRCB orders and plans.

**Policy 8.F.2.** Avoid timber harvesting and mining on USFS land where scenic and recreational values would be impaired.

<u>Action 8.F.2.a.</u> Ensure the Inyo National Forest Plan update continues to to limit timber harvesting and mining to areas outside the June Lake Loop and designated ski areas.

**Policy 8.F.3.** Promote the recreational and scenic values of the June Lake Loop by encouraging photography, painting, creative landscaping and sculpture.

<u>Action 8.F.3.a.</u> Encourage the Mono County Arts Council to plan activities and conduct classes in June Lake.

<u>Action 8.F.3.b.</u> The County should encourage proponents of art galleries and studios to locate in the June Lake Loop.

<u>Action 8.F.3.c.</u> Work with Cerro Coso Community College or other entities to offer classes on art or photography in the June Lake Loop.

### **OTHER ELEMENTS**

#### SAFETY

The June Lake Area Plan Safety Element was relevant to the entire county and has been expanded to serve as the County General Plan Safety Element. For policies and standards relating to safety issues, please see the General Plan Safety Element and County Hazard Mitigation Plan.

#### CIRCULATION

The June Lake Area Plan Circulation Element has been integrated into the Mono County Local Transportation Commission's Regional Transportation Plan (RTP) to ensure mobility policy consistency throughout the county and eligibility for funding by transportation dollars. The RTP also forms part of the Mono County General Plan Circulation Element, and either document may be referenced for June Lake policies.

#### SOLID WASTE

Solid Waste policies in the June Lake Area Plan were relevant to the entire county and have been integrated into the County's Integrated Waste Management Plan, with relevant supporting policies in the Land Use and Conservation/Open Space elements of the General Plan.

#### CULTURAL RESOURCES

The majority of cultural resource policies were relevant to the entire county and have been integrated into the cultural resources section of the County General Plan Conservation/Open Space Element.