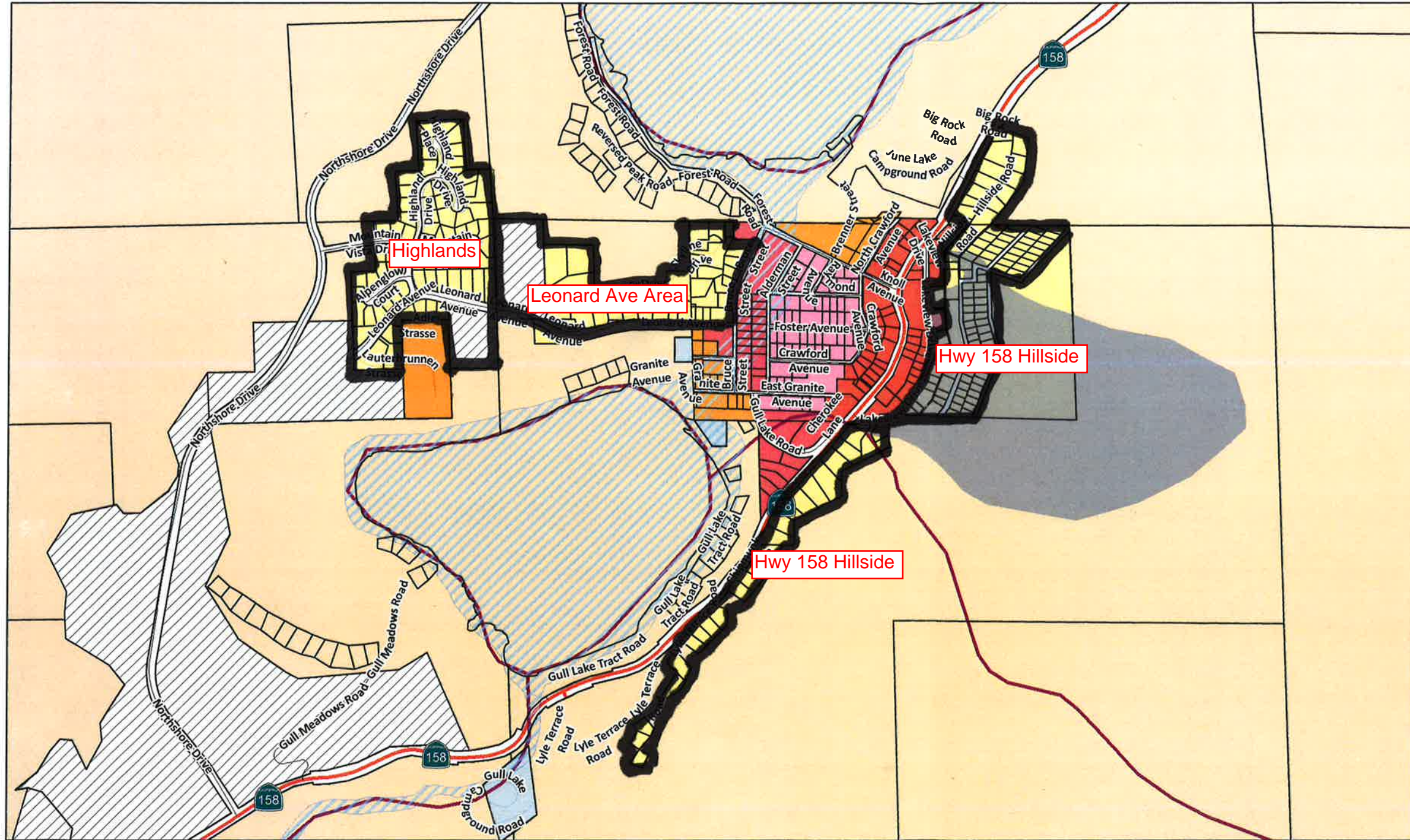


June Lake: The Village

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 "NEIGHBORHOODS"
 1-20-17
 (KJ)
 P.1



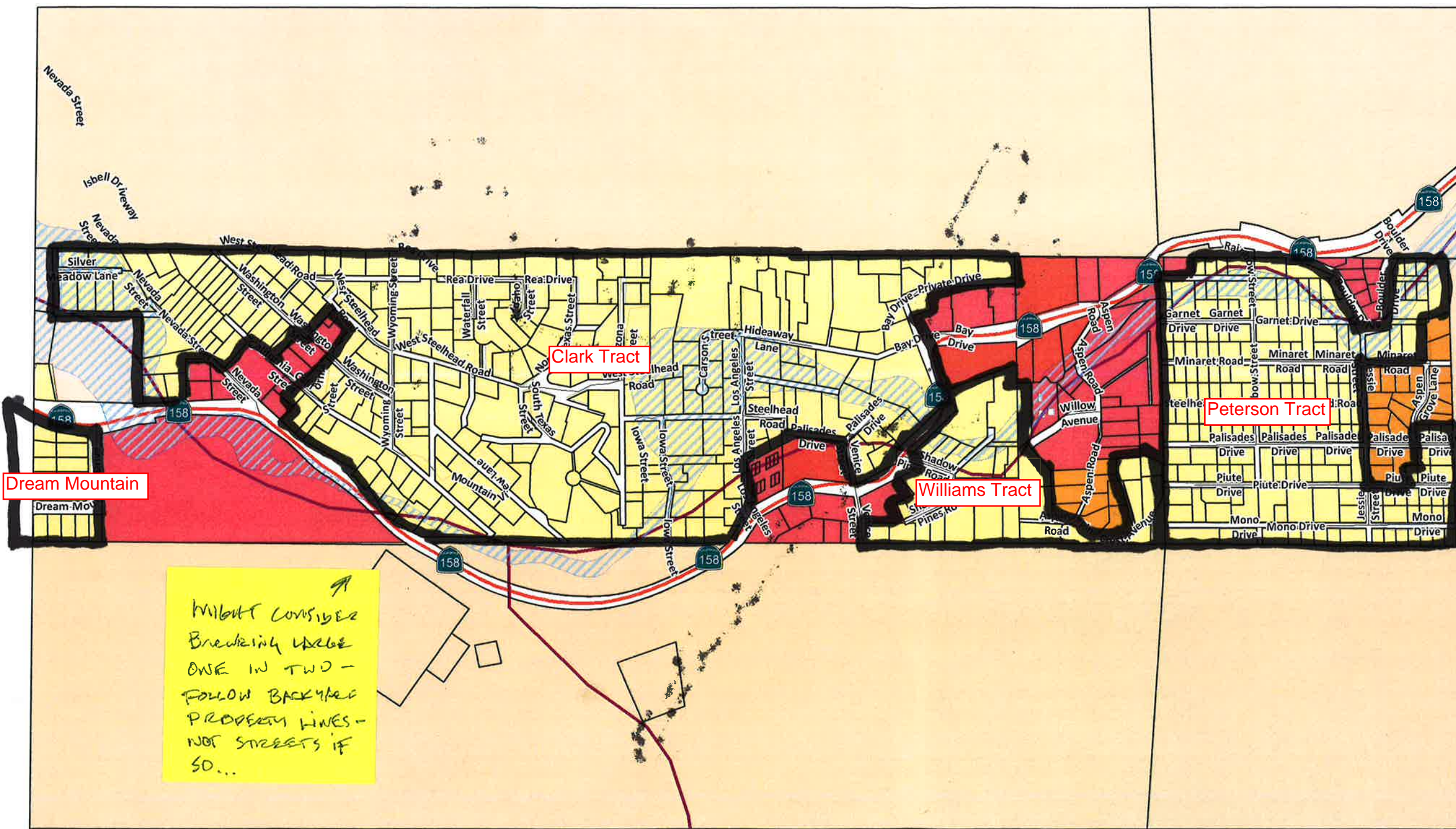
Legend

- Historic Avalanche Paths
 - Effective FEMA Flood Zones selection
 - Mono Wetlands
 - RM
 - SP
 - OS
 - AG
 - SAA
 - NHP
 - RR
 - ER
 - SFR
 - RMH
 - MHS
 - MFR
 - MU
 - CL
 - C
 - SC
 - RU
 - PF
 - IP
 - I
 - RE
- Streets**
- Streets by Type**
- Highways
 - Local Roads
 - 4WD / Dirt



June Lake: The Clark & Peterson Tracts

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Legend

- Historic Avalanche Paths
- FEMA Flood Zone A
- Mono Wetlands
- RM
- SP
- OS
- AG
- SAA
- NHP
- RR
- ER
- SFR
- RMH
- MHS
- MFR
- MU
- CL
- C
- SC
- RU
- PF
- IP
- I
- RE

Streets

- ### Streets by Type
- Highways
 - Local Roads
 - 4WD / Dirt



**June Lake Area Plan Update: Short-Term Rental Policies
Neighborhood Map Technical Considerations, Feb. 6, 2017**

South of SR 158

- Limited County-maintained roads (Lakeview, Lyle Terrace – only half is plowed)
- Private roads: maintenance, snow removal, general impacts
- Emergency access: single access points, limited ingress/egress
- Steep topography
- Potential avalanche exposure (east and west ends not considered in previous avalanche mapping as they were in federal ownership at the time)
- Snow storage issues

Highlands

- Private roads maintained through a Zone of Benefit with County
- Homes are often vacant / high percentage of second homeowners

Leonard Avenue

- Limited County-maintained roads (only Leonard Ave.; Skyline and Carson View are private)
- Private roads: maintenance, snow removal, general impacts
- Emergency access: single access points, limited ingress/egress
- Homes are often vacant / high percentage of second homeowners

Peterson Tract

- Private roads maintained through a Zone of Benefit with County
- Private (substandard/narrow) roads: maintenance, snow removal, general impacts, pavement condition issues
- Emergency access: single access point, limited ingress/egress
- Steep topography in southern section
- Drainage issues
- Numerous small and substandard lots
- Snow storage issues

Aspen Road Area

- Limited County-maintained roads (only Aspen Road)
- Private roads: maintenance, snow removal, general impacts
- Emergency access: single access points, limited ingress/egress
- Larger lots, bounded by commercial and commercial lodging land uses to east and west

Clark Tract

- Private roads: maintenance, snow removal, general impacts, pavement condition issues
- In some cases, roads substandard and not located in recognized right of way
- Note: Hideaway Lane (eastern end) does not connect to Bay Drive; residences on Bay Drive are isolated from the rest of the tract

- Steep topography, rock outcroppings in western half; topography in eastern half gentler
- Drainage, floodplain issues in eastern half
- Emergency access in western half: single access point, limited ingress/egress, challenging road access to eastern side where there are more ingress/egress points
- Upper / top of hill areas: only two access points from east and west
- Multiple access points in eastern half (Los Angeles, Iowa, and Venice streets) – no access via Iowa street in winter (road not plowed) and spring flooding

Dream Mountain

- County maintained road
- Drainage issues
- Reported to have CC&Rs that prohibit short term rentals – County needs to receive a copy to verify

Blanket Criteria to Consider:

- No variances or other approvals reducing parking, snow storage (lot coverage), or legal access standards
 - In other words, must meet all parking, snow storage (lot coverage) and legal access requirements
- Properties with potential avalanche exposure (defined very broadly) limited to summer seasonal rentals
- Other hazards required to be disclosed with rental agreement (use real estate hazard disclosures?)