**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

**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

**Peterson Tract**

* Private roads maintained through a Zone of Benefit with County
* Private (substandard) 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
* Multiple access points in eastern half (Los Angeles, Iowa, and Venice streets)

**Dream Mountain**

* County maintained road
* Drainage issues

**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?)