

Current June Lake Area Plan
Adopted Dec. 2015

Issues, Opportunities, and Constraints

June Lake

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 use, 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. Currently, community interest in expanding the use of June Mountain to the summer season is high.

Land Use

9. Land use plays a critical role in defining a community's appearance as well as protecting and maintaining the health and well-being of its citizens. Early land use practices allowed June Lake to develop with a minimum of capital improvements and a lack of regard for environmental constraints.
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 SR 158 near Silver Lake and on the backshore of Gull Lake. The protection of riparian habitat along Rush Creek between Silver and Grant lakes and below Grant Lake, as well as along lakeshores, is also preferred.
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.
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Housing

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

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

19. 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.
20. In the past, June Lake residents, most of who 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.
21. Housing or lodging facilities are oriented primarily to second-home owners and tourists, not to local housing needs.
22. The Village and the Down Canyon areas contain most of the community's housing stock. Single-family homes, the dominant housing type, make up the majority of housing in the Down Canyon area. The Village has a more diverse mixture of housing, as it contains single- and multifamily residences, condominiums, apartments, motels, mobile homes, and lodges.
23. The West Village and adjoining Rodeo Grounds are largely undeveloped at this time. This area contains the majority of undeveloped private land available for community expansion.

Community Facilities

24. 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).
25. 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.
26. 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.
27. 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).
28. New technologies and capacity are available that could enhance and improve June Lake's basic utilities, such as Digital 395.

Community Design

29. 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.
30. The June Lake Loop's built environment has a close physical association with SR 158, which strongly influences initial visitor perceptions of the community.
31. 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.

Wildlife and Habitat Resources

32. Natural vegetation defines and supports several important resource values. Wildlife, water supply and quality, and scenic vistas, among others, depend upon the natural vegetation.
33. Higher recreational use makes lakeshore and stream-bank vegetation more susceptible to human disturbance and damage.
34. 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.
35. 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.
36. Trout fishing, one of the June Lake Loop's most popular and economically important recreational activities, must be protected and enhanced.

Water Supply

37. Water rights held by and applied for by the JLPUD should be adequate to meet near future demands, but may be inadequate to meet demands at full buildout. The high cost of expanding water distribution and storage facilities rather than shortfalls in water rights limits the ability of the JLPUD to supply additional water.
38. 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.
39. Insufficient data on the potential to expand existing surface water sources and to utilize groundwater resources hinders projections on meeting future demand.
40. Projected domestic and fire protection water demands require the expansion of reservoir and distribution facilities by the JLPUD.

Storm Water Runoff

41. 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.
42. A significant increase in direct runoff to Reversed and Rush creeks may result in unnaturally high stream flows. Under certain conditions, these higher-than-normal flows will cause stream-bank erosions, re-suspension of settled solids and loss of habitat for resident populations of trout and insects.
43. 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.
44. 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.
45. 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.
46. 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

47. 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: This issue is addressed in the Integrated Waste Management Plan.

Cultural Resources

48. The June Lake Loop contains a number of archeology 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

49. 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

50. 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

51. 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.
52. 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.
53. Future growth of the June Lake Loop will increase the need for parks, trails, and associated facilities, as well as indoor recreational improvements.
54. Upgrade and properly maintain the ball field (five acres) and other recreational facilities.

Tourism

55. 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.
56. 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.
57. 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.
58. 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.
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60. Proposed development in the West Village/Rodeo Grounds and June Lake Village is expected to support additional visitors.
61. 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.

62. 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.
63. 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.
64. 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.
65. The Loop lacks safe, convenient roadside turnouts at selected scenic lookout points.
66. 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.
67. 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.
68. 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.
69. Year-round air service presents opportunities for economic and visitor growth.

June Lake Area Plan Policies

Community Development

Land Use

GOAL 13. That June Lake ultimately develop into a moderately sized, self-contained, year-round community.

Objective 13.A.

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

Policy 13.A.1. Promote, where reasonable and feasible, the use of USFS land exchanges to enlarge the privately owned land base to meet community needs.

Action 13.A.1.a. Work with the USFS 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.

Action 13.A.1.b. Designate potential land exchange areas on the Land Use Maps and require specific plans prior to developing these areas.

Policy 13.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. Encourage reverse land exchanges that transfer hazardous or environmentally sensitive lands in private ownership to public ownership.

Action 13.A.2.a. 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.

Policy 13.A.3. Consistent with the intent Chapter 25 of the Land Use Element, approve Transient Rental Overlay Districts (TRODs) only within June Lake residential neighborhoods exhibiting support for allowing transient rental of single family homes.

Objective 13.B.

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

Policy 13.B.1. Use specific plans to guide the development of large parcels in undeveloped areas.

Action 13.B.1.a. 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 13.C.

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

Policy 13.C.1. Encourage compatible development in existing and adjacent to neighborhood areas.

Action 13.C.1.a. Use the area-specific land use maps, specific plans, the Plan Check and Design Review processes to guide development.

Action 13.C.1.b. Encourage compatible infill development in the Village and Down Canyon areas.

Policy 13.C.2. Discourage development in areas unsuitable for land improvements.

Action 13.C.2.a. Identify and prioritize sensitive private lands acceptable for exchange or purchase. Designate these lands on the plan's Land Use Maps.

Action 13.C.2.b. If reverse land exchanges or purchase are not possible, allow development under the controls established in the natural habitat protection district.

Objective 13.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 13.D.1. Promote programs that couple new construction in undeveloped areas with improvements in developed areas.

Action 13.D.1.a. 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.

Action 13.D.1.b. Investigate the feasibility of issuing bonds or implementing other revenue-producing measures such as assessment districts or bed taxes to finance desired facilities.

Policy 13.D.2. Promote the phasing of development where appropriate.

Action 13.D.2.a. Require specific plans to specify the phasing of development over a number of years.

Action 13.D.2.b. Work with the USFS to prioritize potential land exchange areas to reflect changing community needs (see the Landownership Adjustment Project report in the Appendix).

Objective 13.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 13.E.1. Encourage infilling and/or revitalization in areas designated for development in the Area Plan.

Action 13.E.1.a. Allow higher densities and provide for mixed uses in areas suitable for commercial and retail development.

Action 13.E.1.b. 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.

Action 13.E.1.c. Apply for federal and state economic development grants when funds become available.

Objective 13.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 13.F.1. Utilize the building and planning permit processes to prevent new construction from encroaching into required setbacks and rights of way.

Action 13.F.1.a. 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 13.F.2. Continue the comprehensive code compliance program for June Lake.

Action 13.F.2.a. Maintain a Code Compliance position, with citation power, to enforce land use regulations and permit conditions.

Action 13.F.2.b. 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.

Action 13.F.2.c. Investigate the feasibility of establishing a property maintenance ordinance to prohibit and phase out undesirable uses.

Objective 13.G.

Meet the land needs of the commercial/industrial uses.

Policy 13.G.1. Designate industrial site(s) of adequate size to accommodate the existing and projected light industrial needs of June Lake.

Action 13.G.1.a. Implement an illegal use abatement program after an industrial site has been established.

Action 13.G.1.b. 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.

Action 13.G.1.c. 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 13.G.1.d. Allow existing industrial uses to continue on USFS lands in the Pine Cliff area.

Objective 13.H.

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

Policy 13.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.

Action 13.H.1.a. Net employee-generating operations should meet the employee housing requirements of the Community Development Element.

Action 13.H.1.b. 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.

Action 13.H.1.c. Work with the USFS to ensure that activities on National Forest System lands can be supported by the existing community infrastructure and that the benefits of the proposed developments outweigh adverse impacts on the community.

Action 13.H.1.d. 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 13.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 13.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.

Action 13.I.1.a. Limit the amount of commercial square footage outside 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 the June Lake Village prior to its construction.

Policy 13.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 SR 158 through the Village, off-street parking and pedestrian walkways.

Objective 13.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 13.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.

Action 13.J.1.a. 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 workforce 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 13.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 13.J.2.a. Work with developers through the specific plan process.

Action 13.J.2.b. Explore locating resort and residential development at the base of June Mountain Ski Area through conversations with the community, June Mountain, US Forest Service and other stakeholders, and consider the "Conceptual Plan, June Mountain Ski Base Facilities" (2013).

Objective 13.K.

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

Policy 13.K.1. Retain the area's single-family residential character while allowing for pockets of higher-density residential developments in areas that have good automobile access and commercial developments, bordering SR 158.

Action 13.K.1.a. 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 13.L.

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

Policy 13.L.1. Maintain a level of law enforcement services commensurate with population growth and development.

Action 13.L.1.a. Study response times and the frequency of calls to determine the adequacy of law enforcement services.

Action 13.L.1.b. When determined necessary, require new developers to fund increased law enforcement services.

Housing

Goal 14. 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 14.A.

Ensure future development projects mitigate impacts to the local housing stock.

Policy 14.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.

Action 14.A.1.b. The County shall work with proponents during the specific plan or planning permit processes to ensure compliance.

Action 14.A.1.c. The County shall monitor the employee housing programs to ensure compliance and adjust employee housing policies when necessary.

Policy 14.A.2. Mono County, where feasible, shall work with developers and the June Lake community in constructing and maintaining affordable housing for residents.

Action 14.A.2.a. 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.

Action 14.A.2.b. Units set aside for employee housing or for very-low and low-income tenants, shall be excluded from project density calculations. Projects meeting this criterion, 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.

Action 14.A.2.c. Employers providing employee housing should be encouraged to set affordable monthly rents.

Policy 14.A.3. Promote year-round housing types and housing for low- and moderate-income households.

Action 14.A.3.a. If necessary, the County should reinstate the Housing Mitigation Ordinance that would provide housing for low- and moderate- income households.

Action 14.A.3.b. Where feasible, encourage the USFS to amend its permittee housing policies to accommodate rental housing.

Community Facilities

Goal 15. 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 15.A.

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

Policy 15.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.

Action 15.A.1.a. 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 15.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.

Action 15.A.2.a. Work with the USFS to reserve and/or obtain lands for elementary, high school and community college sites.

Policy 15.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.

Action 15.A.3.a. Work with the community and Special Districts in addressing the requirements for schools, community meeting facilities and recreational opportunities.

Policy 15.A.4. Promote the development of child-care programs and after-school recreational programs for school-aged children.

Action 15.A.4.a. Assist in the development of such programs by providing child-care providers with information and assistance in obtaining space for such purposes.

Action 15.A.4.b. 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 15.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 15.B.1. Collect mitigation fees or use other appropriate measures to ensure that new development pays the associated cost of expanding community facilities.

Action 15.B.1.a. 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).

Action 15.B.1.b. Use the Environmental Review Process (CEQA) to ensure proper mitigation for impacts to community facilities that could result from new developments.

Objective 15.C.

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

Policy 15.C.1. Locate community-serving commercial land uses in the June Lake Village.

Action 15.C.1.a. Use land use designations to limit the number of community-serving facilities located outside the Village.

Objective 15.D.

Enhance the community by using public or private funding to provide desired community facilities.

Policy 15.D.1. Use public or private funding to develop community facilities.

Action 15.D.1.a. 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 16. Plan and develop community infrastructure at a rate that ensures new demands will not overburden 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 16.A.

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

Policy 16.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.

Action 16.A.1.a. 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 exist.

Action 16.A.1.b. On larger projects, use the specific plan process to ensure that new developments have adequate water supplies and wastewater capacity.

Action 16.A.1.c. 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).

Action 16.A.1.d. The County shall work with local water and sewage treatment agencies in securing state and federal grants for service improvements.

Action 16.A.1.e. 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 16.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.

Action 16.A.2.a. Support Local Agency Formation Commission (LAFCO) and Special District efforts to consolidate local service districts at June Lake.

Objective 16.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 16.B.1. Ensure that the wastewater treatment system and trunk lines have adequate capacity to handle new developments.

Action 16.B.1.a. Work with the June Lake PUD to ensure that adequate wastewater treatment capacity exists, or will be available, prior to approving development.

Action 16.B.1.b. 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 17. 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 17.A.

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

Policy 17.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.

Action 17.A.1.a. 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 1, June Lake Loop Design Review Guidelines).

Action 17.A.1.b. Provide a compatible architectural theme in the West Village/Rodeo Grounds area through the specific plan process.

Policy 17.A.2. Maintain diligent control over signs in order to minimize visual impacts.

Action 17.A.2.a. Use signing policies found in the countywide Design Guidelines, Scenic Overlay District, and sign regulations to control undesirable signs or other advertising along the SR 158 corridor.

Action 17.A.2.b. Implement and enforce the county Sign Ordinance (Chapter 07 in the General Plan Land Use Element) in June Lake.

Action 17.A.2.c. Prohibit the use of individual off-site advertising signs or billboards (MCZDC, Chapter 19.317.060) (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 17.A.3. Develop and implement a street-signing program that is compatible with the mountain/rural character of June Lake.

Action 17.A.3.a. The County shall work with the community in developing a Loop-wide street-signing program.

Action 17.A.3.b. Where appropriate, off-site roadway improvements shall include appropriate street signs.

Objective 17.B.

Emphasize the visual predominance of the natural environment by minimizing the visual impact of the built environment.

Policy 17.B.1. Minimize the obstruction of views into, out of, and across major and minor visual elements of the natural environment.

Action 17.B.1.a. 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.

Action 17.B.1.b. 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 17.B.2. Protect and enhance, where feasible, scenic vistas from SR 158 and other viewing areas.

Action 17.B.2.a. Promote appropriate visual screening of project proposals within significant view areas of SR 158 and major and minor features of the natural environment. This may include the use of natural and built visual barriers, breaks or screens such as landforms, berms and vegetation. Visual screening along SR 158 may not be required in the June Lake Village and in the Down Canyon's roadside neighborhood commercial and commercial lodging areas.

Action 17.B.2.b. 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.

Action 17.B.2.c. Promote the use of color and material studies to aid in evaluating the visual impacts of development from SR 158 and from major and minor features of the natural environment.

Action 17.B.2.d. Work with Caltrans and the USFS to minimize the visual impacts of new roadway projects.

Action 17.B.2.e. Where feasible, limit the number of new intersections with SR 158 by designing individual driveways or collector streets to exit onto an arterial or other roadway prior to joining SR 158.

Action 17.B.2.f. Where feasible, work with Southern California Edison to underground, relocate or visually screen power lines and other facilities in areas of high visual quality. Lines and facilities crossing, running adjacent to or visible from SR 158 and the West Village/Rodeo Grounds should receive priority consideration.

Action 17.B.2.g. Where feasible, require new development to underground all new power lines (see Chapter 11 of the General Plan Land Use Element).

Action 17.B.2.h. Investigate the feasibility of and financing mechanisms for placing existing overhead utility lines underground.

Action 17.B.2.i. Encourage consolidation of propane tanks.

Policy 17.B.3. Minimize the visual impacts of hill-slope developments.

Action 17.B.3.a. 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.

Action 17.B.3.b. 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.

Action 17.B.3.c. Work with the USFS and June Mountain Ski Area to minimize the visual impact of new ski area development.

Objective 17.C.

Promote the maximization of scenic views from commercial establishments.

Policy 17.C.1. Promote locating developments to maximize scenic views, while minimizing the effects on the surrounding environment.

Action 17.C.1.a. Review development plans for viewsheds from projects and from vantage points overlooking the proposed projects during the planning permit process.

Action 17.C.1.b. Where feasible, work with developers to visually screen or otherwise minimize scenic impacts of developments.

Objective 17.D.

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

Policy 17.D.1. Promote the use of design measures that visually enhance the Loop's character, yet provide for diversity within individual districts.

Action 17.D.1.a. Develop streetscape elements that are common in all districts, especially along SR 158. This may include the repetition of elements such as street signs, distinctive lamp posts, or vegetation that utilize similar shapes, materials, colors and styles.

Action 17.D.1.b. 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.

Action 17.D.1.c. Maintain the "intimate" or pedestrian scale of June Lake's built environment in all districts.

Policy 17.D.2. Establish the visual identity of each district.

Action 17.D.2.a. 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 17.D.3. Promote transitional designs in neighboring developments to maintain the identity of individual districts.

Action 17.D.3.a. 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.

Action 17.D.3.b. 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 18. Conserve and enhance the quality of the June Lake Loop's natural, scenic and cultural resources.

Objective 18.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 18.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.

Action 18.A.1.a. 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.

Action 18.A.1.b. 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 Quality Control Board.

Action 18.A.1.c. Ensure projects protect the ecosystem functions of vegetation within natural habitat protection districts and in environmentally sensitive areas.

Action 18.A.1.d. 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.

Action 18.A.1.e. 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.

Action 18.A.1.f. Work with state and federal lead agencies in resolving conflicts over the delineation of environmentally sensitive areas.

Policy 18.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.

Action 18.A.2.a. 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.

Action 18.A.2.b. 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.

Action 18.A.2.c. 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 18.A.3. Protect riparian vegetation, water quality and fish habitat by minimizing encroachments into stream-side zones.

Action 18.A.3.a. 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.

Action 18.A.3.b. 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.

Action 18.A.3.c. 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 18.A.4. Discretionary projects located in potential wetland areas should be reviewed by applicable regulatory agencies such as the US Army Corp of Engineers (Corp).

Action 18.A.4.a. 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 18.A.5. Limit the intensity of development in identified wetland areas.

Action 18.A.5.a. Structures and attendant facilities shall, to the extent feasible, be located in non-wetland areas. Projects subject to discretionary permits will be encouraged to use alternative site designs such as clustering or zero lot line developments to avoid constructing on wetland areas. Variances may be obtained for height, setback, or other restrictions to promote construction on non-wetland areas.

Action 18.A.5.b. 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 18.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.

Action 18.A.6.a. Projects subject to discretionary permits should be designed to minimize the alteration of lands overlying shallow groundwater tables and in recharge zones.

Action 18.A.6.b. 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 18.B.

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

Policy 18.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.

Action 18.B.1.a. 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.

Action 18.B.2.b. 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 (non-conflict 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 non-wetland 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.

Action 18.B.2.c. Where feasible, locate development on lands devoid of environmentally sensitive habitats.

Policy 18.B.2. Identify and map wetland areas according to federally approved criteria and develop appropriate mitigation measures.

Action 18.B.2.a. Encourage the US 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.

Action 18.B.2.b. 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 18.C.

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

Policy 18.C.1. New water resource projects in the June Lake Loop should not impact natural resources and recreation.

Action 18.C.1.a. 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 18.C.2. Promote the development of a diversified water system to withstand periods of drought without causing undue impacts on the environment.

Action 18.C.2.a. Encourage the JLPUD to investigate using groundwater for domestic needs.

Action 18.C.2.b. 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 18.C.3. Use comprehensive water management plans to guide water use, the construction of new water supply facilities, and the protection of natural resources.

Action 18.C.3.a. Promote the development of a comprehensive water management plan by local entities that 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 18.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).

Action 18.C.4.a. 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 use of water-conserving fixtures.

Action 18.C.4.b. Work with local water districts to provide residents with literature on water conservation and, if feasible, kits containing water-conserving modification devices.

Policy 18.C.5. Recognize in-stream flows as a beneficial use of water.

Action 18.C.5.a. Work with water and wildlife management agencies to ensure that stream diversions will not harm existing wildlife.

Action 18.C.5.b. 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.

Action 18.C.5.c. 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.

Action 18.C.5.d. 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.

Action 18.C.5.e. 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.

Action 18.C.5.f. Coordinate efforts with the California Department of Fish and Wildlife on projects requiring stream-alteration permits.

Action 18.C.5.g. 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.

Action 18.C.5.h. Construction operations requiring repeated stream crossings shall install temporary bridges.

Objective 18.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 18.D.1. Minimize impacts on surface and groundwater resources by limiting erosion and uncontrolled storm water discharges.

Action 18.D.1.a. Encourage developers to incorporate erosion control measures that create a zero off-site net increase in runoff into project designs. These measures could include revegetation programs, rip-rapping, side drains, blankets or erosion nets, among others.

Action 18.D.1.b. 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.

Action 18.D.1.c. 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 18.D.1.d. Mitigate siltation on Rush Creek and at the inlet to Silver Lake.

Action 18.D.1.e. 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 be equivalent to or exceed the county Grading Ordinance.

Action 18.D.1.f. Utilize Best Management Practices (BMPs) including, but not limited to, the Low Impact Development (LID) techniques in the Appendix of the General Plan to minimize the effects of runoff.

Policy 18.D.2. Minimize the possibility of erosion and off-site discharge of storm waters by retaining the existing vegetative cover.

Action 18.D.2.a. 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.

Action 18.D.2.b. 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 18.D.3. Limit or control development on steep slopes to minimize impacts on watersheds.

Action 18.D.3.a. Minimize development on hillsides by promoting development on flatter sections of parcels and larger minimum-lot sizes.

Action 18.D.3.b. Discourage uniform geometrically terraced building sites 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.

Action 18.D.3.c. 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%.

Action 18.D.3.d. The subdivision of any lands shall adequately consider slope conditions and comply with the standards set forth herein, or shall be prohibited.

Policy 18.D.4. Protect surface and groundwater by reducing the amounts of contaminants introduced by storm-water runoff.

Action 18.D.4.a. 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 18.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.

Action 18.D.5.a. 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.

Action 18.D.5.b. 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 18.E.

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

Policy 18.E.1. Reduce automobile use 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.

Action 18.E.1.a. 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.

Action 18.E.1.b. Work with the June Mountain Ski Area to develop ski-back trails from the ski area to concentrated use areas.

Action 18.E.1.c. Investigate the feasibility of developing an overhead lift into the Village from the Mountain. If developed, ensure the lift will: 1) operate during the summer months and complement the summer recreation attractions of the Village area; 2) minimize the visual impacts to the Village, June Lake and Gull Lake; and 3) 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.

Action 18.E.1.d. 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.

Action 18.E.1.e. If feasible, use the specific plan process in the Village to promote the development of facilities conducive to the pedestrian-oriented concept.

Policy 18.E.2. Reduce emissions from solid fuel-burning appliances (see the General Plan Conservation/Open Space Element).

Action 18.E.2.a. Work with the Great Basin Air Pollution Control District to sponsor public information programs regarding solid fuel-burning appliances.

Action 18.E.2.b. 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).

Policy 18.E.3. Promote energy-efficient / “green” construction and retrofits, and residential and nonresidential distributed renewable energy generation.

Action 18.E.3.a. 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 18.F.

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

Policy 18.F.1. Promote local protection, interpretation, and preservation of cultural resources within the June Lake Loop.

Action 18.F.1.a. Encourage the County to support the June Lake Loop Historical Society and its effort to establish a museum.

Recreation

GOAL 19. Provide community-oriented recreational facilities and programs that meet the needs of June Lake's population.

Objective 19.A.

Complement the wide range of outdoor recreational activities by providing traditional recreational facilities for residents.

Policy 19.A.1. Provide for the recreational needs of permanent and seasonal residents.

Action 19.A.1.a. The County should promote the development of neighborhood and community parks.

Action 19.A.1.b. Acquire land for parks and other recreational sites through the USFS land exchange and special use procedures.

Action 19.A.1.c. 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.

Action 19.A.1.d. Consider developing a Parkland Dedication Ordinance pursuant to Government Code Section 66477(b).

Action 19.A.1.e. Through the specific plan process, the County should provide incentives for developers to dedicate areas for parks and plan for their development.

Action 19.A.1.f. The County should pursue federal, state, nonprofit, 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 those with.

Action 19.A.1.g. Continue to support the June Lake Trails Committee and Citizens Advisory Committee (CAC) in community-based trails planning and development, including further development, refinement and implementation of the 2003 June Lake Trail Plan.

Policy 19.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.

Action 19.A.2.a. 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.

Action 19.A.2.b. When available, the County should pursue grants to help construct, maintain, and/or improve community indoor recreational facilities.

Objective 19.B. Ensure that community recreation facilities and programs continue providing the services for which they were designed.

Policy 19.B.1. Improve and maintain community recreation facilities and recreation programs on a regular basis.

Action 19.B.1.a. Maintain existing facilities as a high priority, and program ongoing maintenance and operating costs into the development of new facilities.

Action 19.B.1.b. The County shall work with the community, other agencies and developers to maintain and improve park sites.

Action 19.B.1.c. 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 19.B.2. The County shall periodically review the recreational needs of the community and amend the Area Plan accordingly.

Action 19.B.2.a. 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 19.C. Locate and design community parks to minimize their effects on surrounding land uses.

Policy 19.C.1. Minimize incompatibilities between recreational uses and surrounding neighboring uses.

Action 19.C.1.a. Provide adequate buffer zones around community parks to mitigate impacts such as noise on surrounding uses.

Action 19.C.1.b. Minimize the use of outdoor lights and ensure compliance with the Dark Sky Regulations.

Action 19.C.1.c. 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 19.C.2. Locate and design parks to serve neighborhoods and the entire community.

Action 19.C.2.a. 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.

Action 19.C.2.b. 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.

Action 19.C.2.c. Scenic views, existing vegetation, and waterways should be utilized to enhance the park while minimizing environmental impacts.

Tourism

GOAL 20. Expand and strengthen June Lake's tourist-oriented 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 20.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 20.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.

Action 20.A.1.a. Further develop and promote the existing Scenic Byway kiosk as a focal point through ongoing Byway Planning.

Action 20.A.1.b. The existing Scenic Byway kiosk should be better utilized, and local volunteers should continue to assist in staffing it and potentially providing programs.

Action 20.A.1.c. 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.

Action 20.A.1.d. 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 20.A.2. Encourage public recreational use of lakes and creeks that is compatible with the environmental sensitivity of those areas. Consider adjusting public use if increased access causes undue environmental impacts.

Action 20.A.2.a. The County should work with the USFS to continue to improve the shoreline and stream-bank access along roadside lakes and streams along 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 use.

Action 20.A.2.b. Encourage and promote backcountry recreation experiences accessible from the June Lake Loop, including fishing, backpacking, horseback riding, and access to Yosemite National Park.

Action 20.A.2.c. Encourage the CDFW to improve the overall quality and potential of the Loop's recreational fishery.

Action 20.A.2.d. Protect and enhance fish-spawning habitat within June Lake Loop waters.

Action 20.A.2.e. 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 20.A.2.f. Maintain or increase fish stocking efforts in the June Lake Loop.

Policy 20.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.

Action 20.A.3.a. 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.

Action 20.A.3.b. Work with the USFS to help identify suitable locations for future drive-in and walk-in campgrounds.

Action 20.A.3.c. 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.

Action 20.A.3.d. 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 20.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.

Action 20.A.4.a. Support continued operation of the June Mountain Ski Area and future improvements or expansions, including year-round programming and use such as hiking.

Action 20.A.4.b. 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 SR 158 and US 395.

Action 20.A.4.c. Work with the USFS and other entities to identify suitable snowplay areas.

Action 20.A.4.d. Where feasible, design common open-space areas in new developments and neighborhood parks to accommodate snowplay and/or ice skating during winter months.

Policy 20.A.5. Reduce recreational user conflicts by dispersing competing recreational activities and, where prudent and feasible, expanding existing facilities or constructing new ones.

Action 20.A.5.a. 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).

Action 20.A.5.b. 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 20.A.5.c. Provide for off-highway vehicle use in appropriate areas outside the June Lake Loop.

Policy 20.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.

Action 20.A.6.a. Work with the Inyo National Forest to reflect June Lake Area Plan policies in the Forest Plan update.

Action 20.A.6.b. Support an expansion of the USFS' "concentrated recreation area" (or similar) designation in the Lower Rush Creek watershed between Grant and Mono lakes.

Action 20.A.6.c. Work with developers, through the specific plan process, to address the recreational needs of local residents and visitors.

Policy 20.A.7. Avoid conflicts between recreational activities and other competing uses.

Action 20.A.7.a. 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.

Action 20.A.7.b. Support State Water Resources Control Board management and restoration plans, and orders requiring flows and lake levels, related to the Mono Basin.¹

Objective 20.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 20.B.1. Promote the development of an active program that attracts businesses or helps identify types of businesses that could be successful.

Action 20.B.1.a. Develop an economic development plan.

Action 20.B.1.b. 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.

Action 20.B.1.c. Coordinate activities with government agencies and community groups to attract commercial/film companies into the June Lake Loop.

Policy 20.B.2. Develop programs that promote local business interests.

Action 20.B.2.a. Encourage employers to hire local residents.

Action 20.B.2.b. 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 20.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 on the Loop.

Policy 20.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.

Action 20.C.1.a. The County, through the Specific Plan and Planning Permit processes, should work with developers to locate nighttime recreational opportunities near visitor

¹ <http://www.monobasinresearch.org/data/mbrtdframes.htm>

accommodations to discourage the use of automobiles and to reduce impacts on local residents.

Policy 20.C.2. Encourage larger-scale tourist/commercial development to provide for convention and meeting facilities.

Action 20.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 20.C.3. Recreational facilities that can serve numerous user groups or provide alternatives to automobile transportation should be provided, where feasible.

Action 20.C.3.a. Support and continue developing a comprehensive trail system plan.

Action 20.C.3.b. 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.

Action 20.C.3.c. Collaborate with applicable agencies to design the trail system. Representatives could include the USFS, Caltrans, Mono County, Southern California Edison, and the community.

Action 20.C.3.d. Pursue various funding options and partnerships to construct and maintain trail projects.

Action 20.C.3.e. Ensure trail projects include a maintenance program and funding source.

Objective 20.D.

Increase visitation to June Lake.

Policy 20.D.1. Develop events, educational programs, and festivals for tourists and local residents that promote the uniqueness of the area and enhance the economy.

Action 20.D.1.a. Encourage the County, local organizations and other agencies to work together to develop events and festivals.

Policy 20.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.

Action 20.D.2.a. 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 SR 158.

Action 20.D.2.b. Work with Caltrans to develop roadside turnout/scenic lookout points along SR 158, and rehabilitate existing locations such as Oh! Ridge.

Action 20.D.2.c. Provide self-guided interpretive tours of the June Lake Loop along SR 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.

Action 20.D.2.d. Promote the development of programs or activities that encourage visitors to stop in the June Lake Loop.

Policy 20.D.3. Enhance and promote the character of June Lake and its commercial establishments.

Action 20.D.3.a. Encourage the local Chamber of Commerce or other groups to develop and distribute information promoting June Lake using the latest technology and social media.

Action 20.D.3.b. Encourage employers, the Chamber of Commerce or other groups, to develop and implement a public relations and service training program for employees.

Action 20.D.3.c. Encourage business and community cooperation in the development of attractive and visually compatible commercial districts.

Objective 20.F.

Promote June Lake Loop's visual resources.

Policy 20.F.1. Visual resources should be considered when developing recreational uses and design standards.

Action 20.F.1.a. Work with applicable agencies to manage water levels consistent with SWRCB orders and plans.

Policy 20.F.2. Avoid timber harvesting and mining on USFS land where scenic and recreational values would be impaired.

Action 20.F.2.a. Ensure the Inyo Forest Plan update continues to limit timber harvesting and mining to areas outside the June Lake Loop and designated ski areas.

Policy 20.F.3. Promote the recreational and scenic values of the June Lake Loop by encouraging photography, painting, creative landscaping, and sculpture.

Action 20.F.3.a. Encourage the Mono County Arts Council to plan activities and conduct classes in June Lake.

Action 20.F.3.b. The County should encourage proponents of art galleries and studios to locate in the June Lake Loop.

Action 20.F.3.c. 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 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.