

## **EXECUTIVE SUMMARY**

### **I. SETTING**

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

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

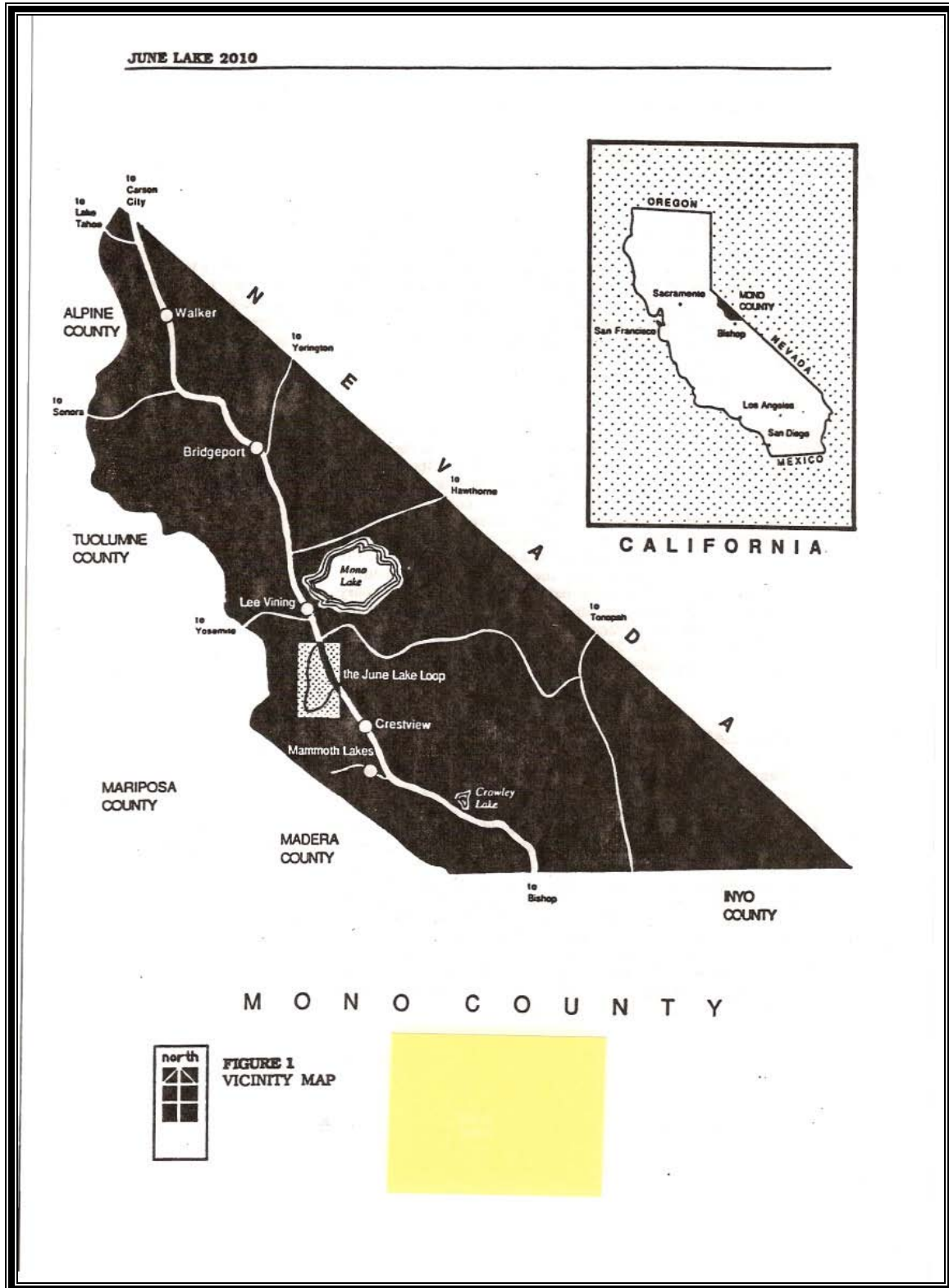
June Lake is located in Mono County, California, approximately 300 miles northeast of Los Angeles, 145 miles south of Reno, Nevada, and 15 miles north of Mammoth Lakes (see Figure 1). Recreational visitation is expected to increase as the state's population, particularly the metropolitan Los Angeles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

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

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

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

Figure 1: Vicinity Map



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

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

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

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

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

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

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

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

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

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

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

**Pine Cliff**

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

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

**June Lake Village**

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

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

**West Village and Rodeo Grounds**

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

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

**Down Canyon**

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

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

**Silver Lake Meadow**

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

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

**Private Lands in the Planning Area**

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

**V. SUMMARY OF CHAPTERS**

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

**A. INTRODUCTION**

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

**B. COMMUNITY DEVELOPMENT ELEMENT**

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

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

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

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

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

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

### **D. CIRCULATION ELEMENT**

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

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

### **E. SAFETY ELEMENT**

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

### **F. TOURISM ELEMENT**

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

The Tourism Element contains economic development policies.

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

**G. RECREATION ELEMENT**

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

The Recreation Element promotes traditional recreational opportunities.

**VI. TECHNICAL APPENDICES**

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

**DRAFT JUNE LAKE LAND USE DESIGNATIONS**

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

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

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

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

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

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

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



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

**D. DRAFT MIXED USE DISTRICT**

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

**RELATED DOCUMENTS**

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

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

**F. JUNE LAKE REDEVELOPMENT FEASIBILITY STUDY**

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

**G. JUNE LAKE LOOP DESIGN GUIDELINES**

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