

COMMUNITY DEVELOPMENT ELEMENT

I. INTRODUCTION AND SUMMARY

The Community Development Element addresses June Lake's Land Use, Local Economy, Housing, Community Facility and Infrastructure, and Community Design issues. The combined format was chosen to avoid repetition and to connect these closely interrelating components of the community.

The General Plan's land use component is the most visible element guiding a community's physical and social development. State law requires the land use section to designate the proposed general distribution, location and extent of land use for all categories of potential uses. Population density and building intensity standards are also required. The directives of this section act to summarize and correlate the policies of the Plan's other elements.

The housing section identifies and analyzes the existing and projected housing needs of the community, and then outlines provisions to meet those needs. The Area Plan relies on the county Housing Element to fulfill the state law requirements for housing element content.

The community facilities section of this element identifies June Lake's existing community facilities, which include schools, libraries and healthcare, among others. Other services such as water delivery, sewage treatment, utility, and phone services, are discussed in the community infrastructure section. Roadways are addressed in the Plan's Circulation Element.

The community design section identifies measures that help the built environment complement the surrounding natural setting. It also contains measures to visually link the Loop's community areas as well as visual elements of individual neighborhoods.

COMMUNITY
DEVELOPMENT
ELEMENT

CONTAINS:

LAND USE,
HOUSING,
COMMUNITY
FACILITIES,
COMMUNITY
INFRASTRUCTURE,
AND COMMUNITY
DESIGN
SECTIONS

II. ISSUES

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 subareas 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. The June Lake Residence Survey indicates that most residents and visitors desire a moderately sized year-round, self-contained community.

Moderately sized year-round, self-contained resort community.

3) The Loop's growth is inhibited by the surrounding natural environment, the lack of privately-owned land, and according to the June Lake Residence Survey and Visitor Sample (1986), the desire to maintain its unique, mountain village character. These conditions necessitate controlled expansion, infill and recycling of the existing built environment.

Environment and mountain village character restrict growth.

4) The June Lake Loop's economy has entered a transitional period. Summer usage, primarily associated with fishing, currently generates the majority of the community's income, although current and future improvements to the June Mountain Ski Area are expected to bolster the winter economy.

June Mountain improvements are expected to improve local economy.

5) The large influx of seasonal residents, workers and visitors hinders gathering accurate data on 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 690 persons, 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.

Small population does not form a sufficient economic foundation.

7) Improvements to the June Mountain Ski Area are intended to increase the mountain's capacity from approximately 2,250 skiers at one time (SAOT) to 3,900 SAOT, and the Inyo National Forest Plan allows for June Mountain to expand to an ultimate capacity of 7,000 SAOT. Local accommodations, however, are not sufficient to handle the expected influx of ski-related visitors.

8) Ski area expansion proposals have considered developing areas south of June Mountain. These areas could connect with June Mountain and may eventually lead to the creation of a regional ski area anchored by June and Mammoth Mountains.

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.

Community appearance is controlled by land use practices.

10) The June Lake Village exhibits numerous examples of conflicting land uses. These include: commercial and industrial uses mixed with motel and residential development; the Village's dense commercial district supported by inadequate roads and limited parking; and haphazard, 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. Approximately half of the 419 acres of private land has been developed (See Figure 3). Future growth will depend heavily upon the land trade policies and procedures of the USFS. Steep canyon walls, sensitive wildlife habitat, and limited access routes also prevent development in many places. Private holdings in the planning area consist of a 120-acre parcel located west of Walker Lake and Department of Water and Power lands (see Figure 4).

USFS is the largest land owner in the June Lake Loop. Expansion will hinge upon USFS land trade policies and procedures.

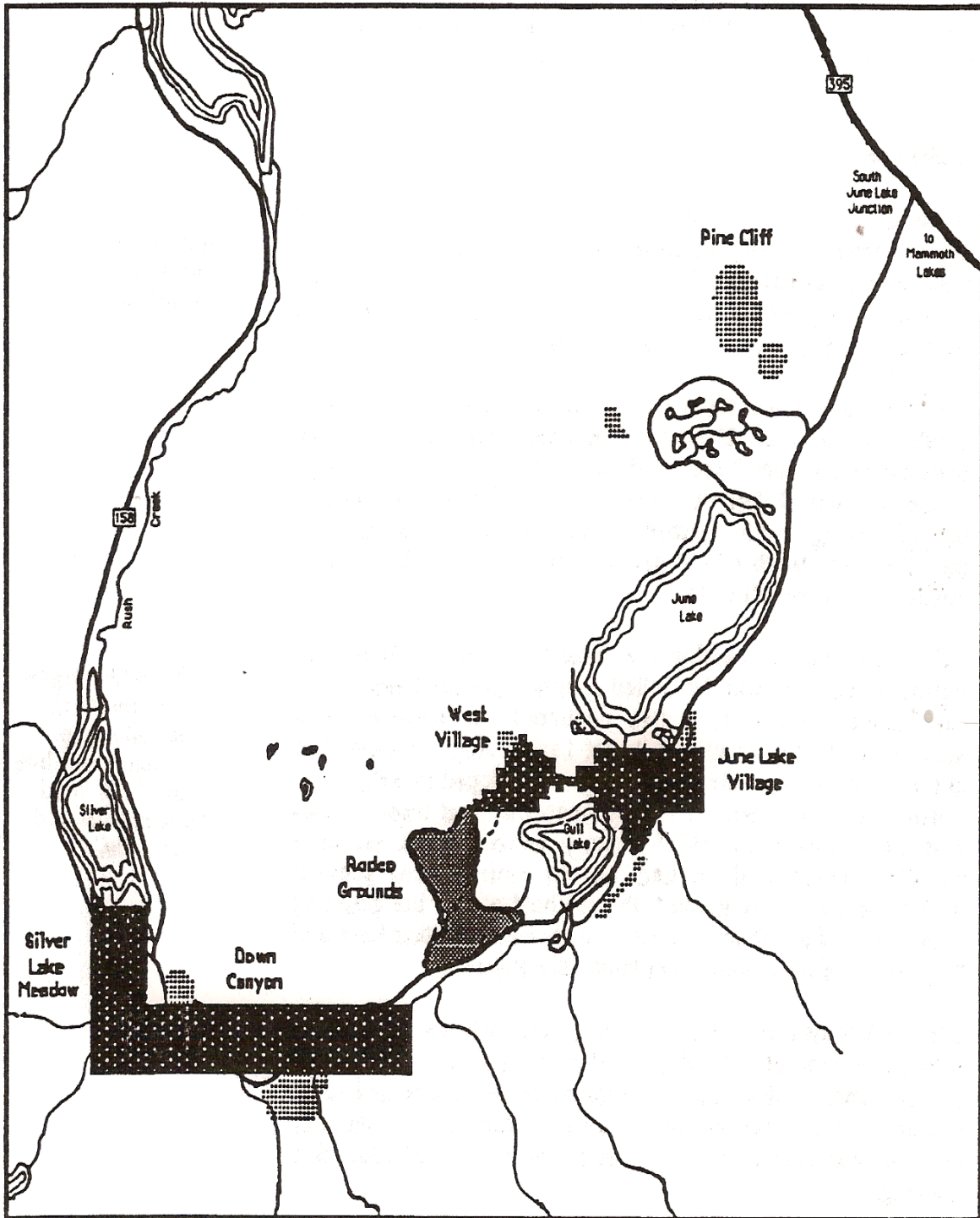
12) Land trades involving the USFS and private parties, the primary method of obtaining developable lands, are slow and cumbersome. Trades take a minimum of five years and often longer. This process limits the rate of future development, inflates local land cost, and restricts the supply of affordable housing.

13) The USFS and the June Mountain Ski Area are negotiating a 90-acre land exchange in the Rodeo Grounds area. Subsequent development triggered by this exchange will influence the character of the entire community.

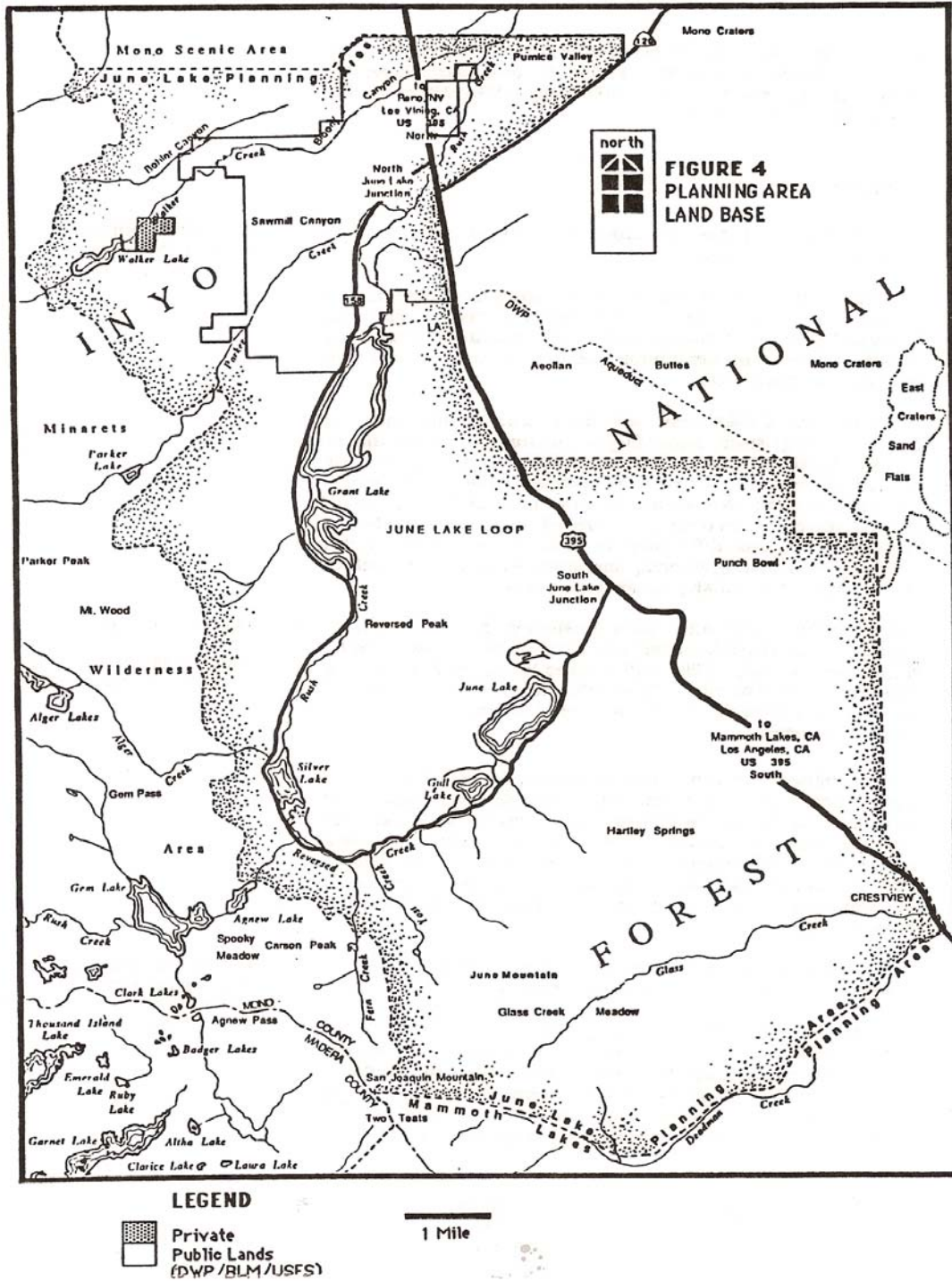
14) The June Lake Residence Survey and Visitor Sample (1986) indicates that residents and visitors desire the permanent protection of meadow and wetland areas along parts of SR 158 near Silver Lake and on the backshore of Gull Lake. The protection of riparian habitat along Rush Creek between Silver and Grant lakes and below Grant Lake, as well as along lakeshores, is also preferred.

Protect wetlands and sensitive meadows.

**FIGURE 3:
PRIVATE LAND BASE**



**FIGURE 4:
PLANNING AREA LAND BASE**



15) Development is concentrated in four areas throughout the June Lake Loop. The subareas include: the June Lake Village; Down Canyon; and the largely undeveloped West Village/Rodeo Grounds and Pine Cliff areas.

HOUSING

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

The Village contains most of the affordable housing.

17) The construction of single-family residences on vacant lots comprises the majority of development activity. Obtaining financial backing for higher-density residential units such as apartments and condominiums has been problematic and has slowed their construction.

18) Conflicting opinions exist over the condition of the June Lake Loop's housing stock. According to the June Lake Residence Survey (1986), 87 percent of June Lake residents consider their housing to be in good or excellent condition, while a 1981 survey by the Inyo-Mono Association of Governmental Entities found that 81 percent of housing units needed major rehabilitation or replacement. This difference in opinions will increase the difficulty of adopting housing improvement programs such as redevelopment or housing rehabilitation measures.

19) According to the June Lake Residence Survey (1986), 33 percent of households spend over 30 percent of their monthly income on housing. The United States Department of Housing and Urban Development (HUD) uses 30 percent of gross household monthly income as the maximum level of income that should be spent on housing.

High housing costs force one-third of households to overspend for housing.

20) According to the June Lake Residence Survey (1986), June Lake residents, most of whom reside in single-family homes and have lived in the community more than four 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.

Visitor-oriented housing market places residents at a disadvantage.

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 multi-family 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.

Development is expected in the West Village and Rodeo Grounds.

COMMUNITY FACILITIES

24) The June Lake Residence Survey and Visitor Sample (1986) indicates that residents and visitors desire 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 Element).

Residents desire community-oriented retail services and public facilities.

25) The June Lake Loop does not contain any schools. Consequently, during winter, school-aged children must travel through avalanche zones on their way to schools in Lee Vining and Mammoth. According to the June Lake Residence Survey (1986), 84 percent of school-aged children live in the June Lake Village.

26) There are no public or private healthcare clinics within the June Lake Loop. The community, in conjunction with Mono County, has undertaken efforts recently to construct healthcare facilities near the Community Center.

27) 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 (Fire, Police and Paramedic/Search and Rescue are discussed in the Safety Element).

28) 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 Element).

29) Telephone service and electricity are provided by Contel and Southern California Edison, respectively; neither entity foresees a problem meeting future community demands.

COMMUNITY DESIGN

30) According to the June Lake Visitor Sample (1986), visitors are attracted to the Loop for its natural, not built, environment. Recent studies found that June Lake's built environment lacks aesthetic elements and strongly relies on the area's natural features for visual distinction. Furthermore, the studies revealed that the built environment actually detracts from the natural environment. The absence of major year-round nodes, distinct landmarks, and strong relationships among the town's visual elements were cited as common factors.

New development must enhance, not degrade, the Loop's scenic vistas.

31) The June Lake Loop's built environment has a close physical association with SR 158. Visitor perceptions of the community are initially developed as they drive along SR 158.

32) Each of the Loop's four developed regions 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.

III. POLICIES

A. LAND USE

I. INTRODUCTION

The Land Use section summarizes existing land uses and provides a land use plan to guide future development over the next 20 years. State law (Government Code Section 65302 [a]) requires that a land use section designate "the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space ... and other categories of public and private uses of land." It shall also include a "statement of the standards of population density and building intensity recommended for the various districts ... covered by the plan." Land use objectives and policies are set forth, together with density and building intensity standards for each planned land use district.

EXISTING LAND USES

Five distinct areas form the foundation of the June Lake community. Primarily concentrated in the Loop's southern half, the major areas are designated as the Pine Cliff, June Lake Village, the West Village/Rodeo Grounds, the Down Canyon and Silver Lake Meadow areas. Numerous factors, such as environmental constraints and differing stages of development, have given each area a unique identity and, therefore, its own set of problems and development potential. The following provides a brief synopsis of each areas existing development (See Figures 5 - 5.E). Planned land uses are outlined later in the Planned Land Use Section.

June Lake contains five districts: the Pine Cliff, June Lake Village, West Village/Rodeo Grounds, Down Canyon and Silver Lake Meadow areas.

Pine Cliff

Located off SR 158 and removed from most of the Loop's development and scenic resources, the Pine Cliff area presents a special opportunity for development. Presently, a portion of the Pine Cliff area is used for recreational camping and for gravel mining and processing operations, the remainder consists of relatively flat lands supporting sagebrush and scattered pines. Future growth will require obtaining National Forest lands or special use permits.

June Lake Village

The Village is recognized as the Loop's commercial-residential center and its most vital component. However, like many urban downtowns and older community areas, the June Lake Village is in need of rehabilitation combined with additional development. Some of the problems in the Village include: incompatible land uses, an inadequate circulation system, inadequate parking, small lot sizes and fragmented ownership. Environmental constraints such as avalanche hazards originating from the

north-facing slopes overlooking the Village, and steep slopes in the same area, also hinder development.

West Village/Rodeo Grounds

Largely undeveloped, the 145 acres of the West Village/Rodeo Grounds represent the largest portion of undeveloped private land in the June Lake Loop. Development in this area will provide housing and entertainment facilities for visitors, and additional housing, recreational and community facilities for residents. The interruption of scenic vistas along Gull Lake's backshore and along SR 158 near June Mountain, steep slopes, and other environmental constraints may limit development in this area. The potential to dilute or adversely impact the Village's commercial core must be considered in developing this area.

Down Canyon

Seasonal and year-round single-family residential use is the predominant land use in the Down Canyon area. The Down Canyon's established single-family residential character and limited availability of developable land favors the infill and rehabilitation of this area. Steep slopes, riparian woodland habitat, high groundwater and wetlands, among other environmental constraints, together with inadequate transportation facilities, and the neighborhood's desire to maintain the area's existing character, may hinder development.

Silver Lake Meadow

Consisting of potential and identified wetlands, the Silver Lake Meadow's development potential is limited by strict federal wetland development guidelines. These requirements will allow for limited development of non-wetland areas, with the balance of the land retained in its natural state.

TABLE 2: INVENTORY OF PRIVATE LANDS

Area	Acres	% of total
Village	81	19
Down Canyon	283 ^{1,2}	68
West Village/ Rodeo Grounds	55	13
Pine Cliff	--	--
Totals	419	100 %

1. ~ 60 acres, located in the Silver Lake Meadow, has limited development potential.

2 ~ 30 acres are proposed for future USFS land exchange.

3 ~ 90-acre parcel going through USFS land exchange process.

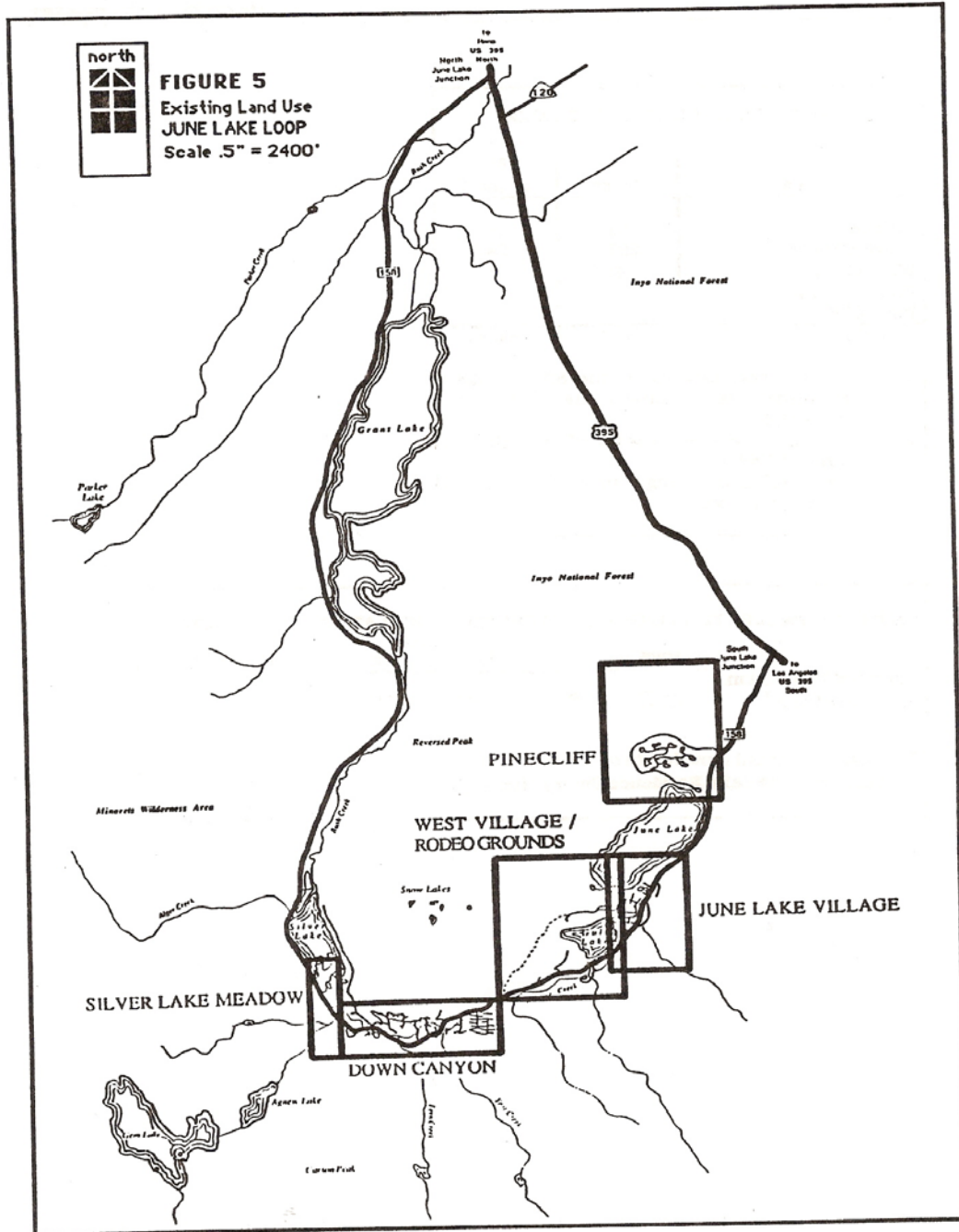
TABLE 3: PROJECTED PERMANENT RESIDENT POPULATION AT BUILDOUT

Expected Population	YEAR					
	1985	1990	1995	2000	2005	2010
June Lake Loop ¹	650 ²	693	740	789	842	898

¹ Assumes annual growth rate of 1.3 %.

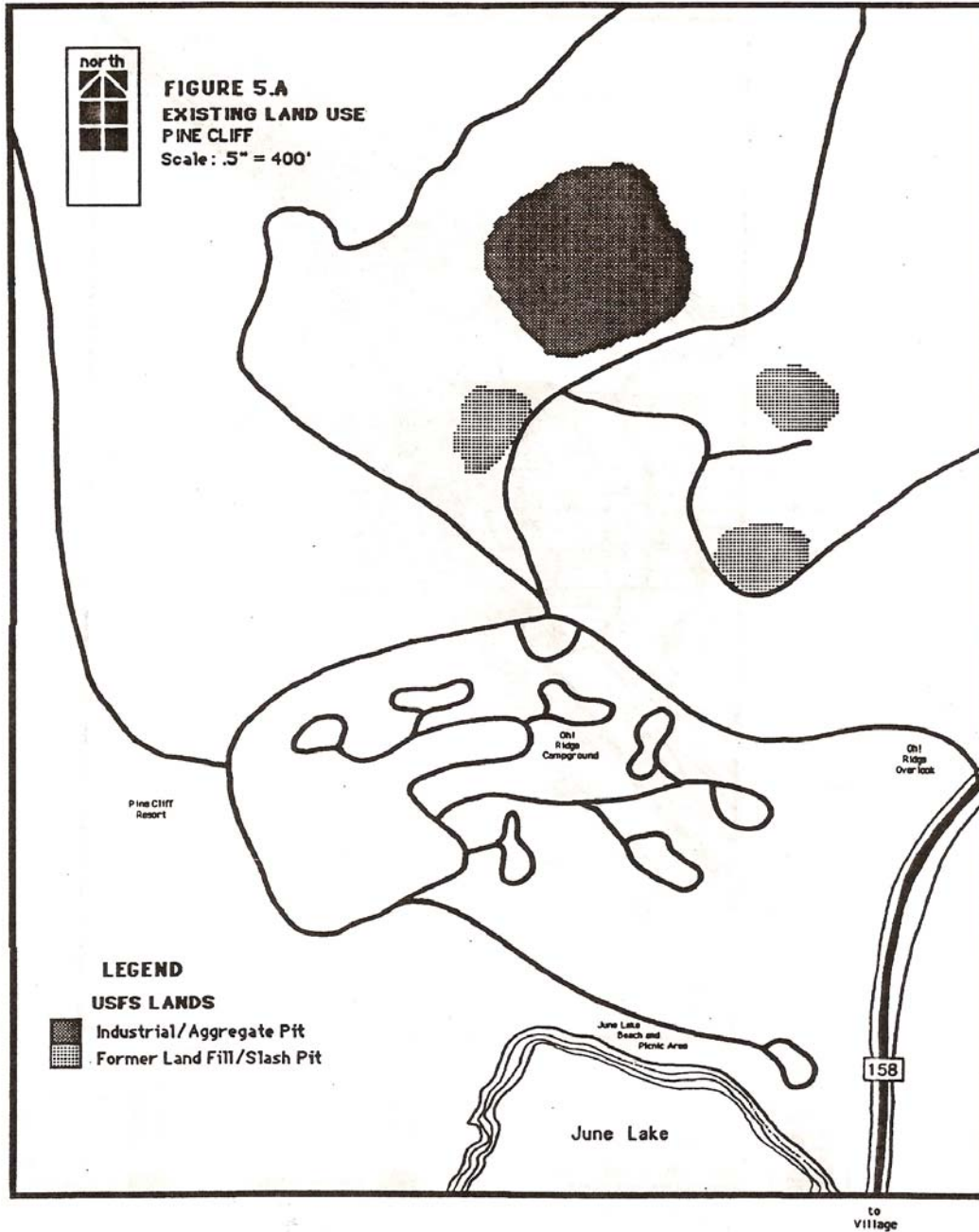
² Based on June Lake Residence Survey, 1986.

**FIGURE 5:
EXISTING LAND USE
JUNE LAKE LOOP**



III-32
1991

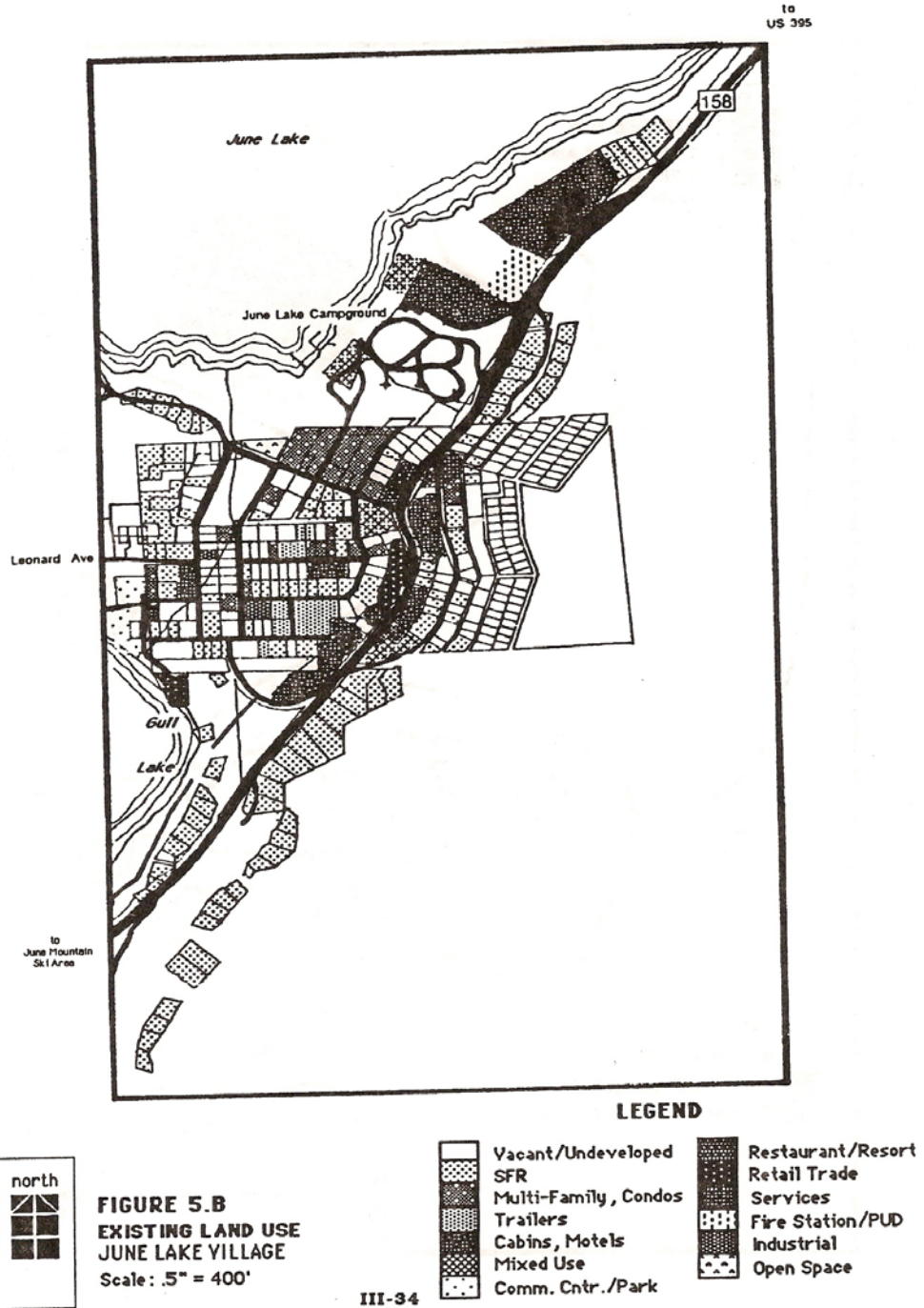
**FIGURE 5A:
EXISTING LAND USE
PINE CLIFF**



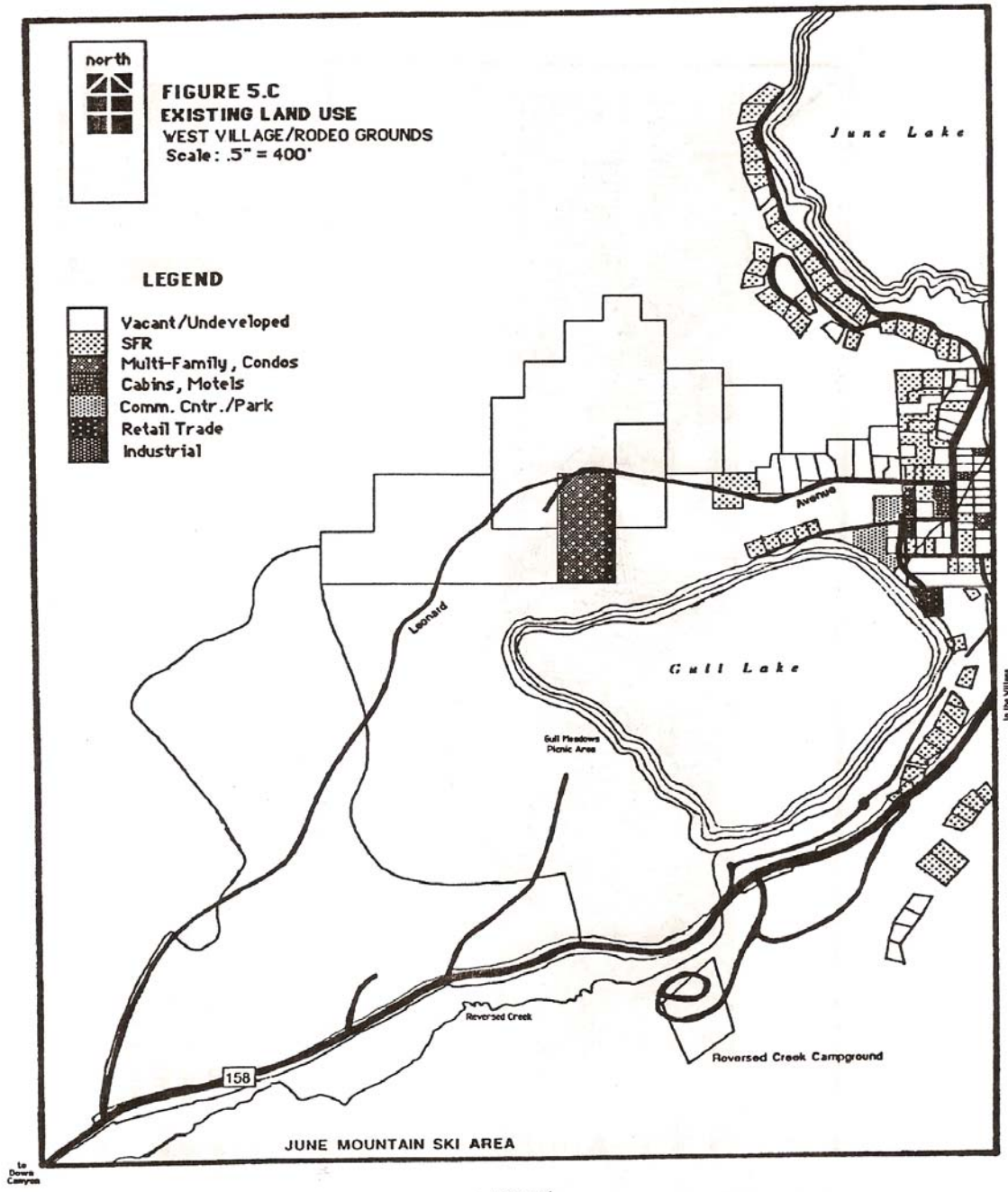
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**FIGURE 5.B:
EXISTING LAND USE
JUNE LAKE VILLAGE**



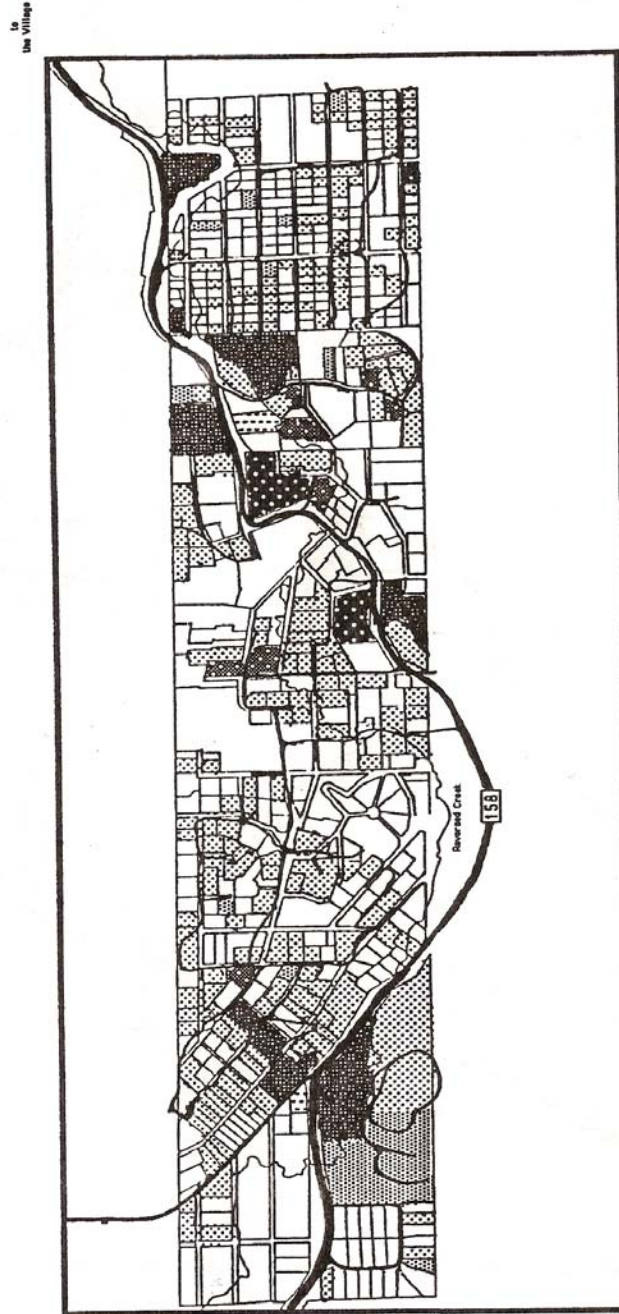
**FIGURE 5.C:
EXISTING LAND USE
WEST VILLAGE/RODEO GROUNDS**



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**FIGURE 5.D:
EXISTING LAND USE
DOWN CANYON**

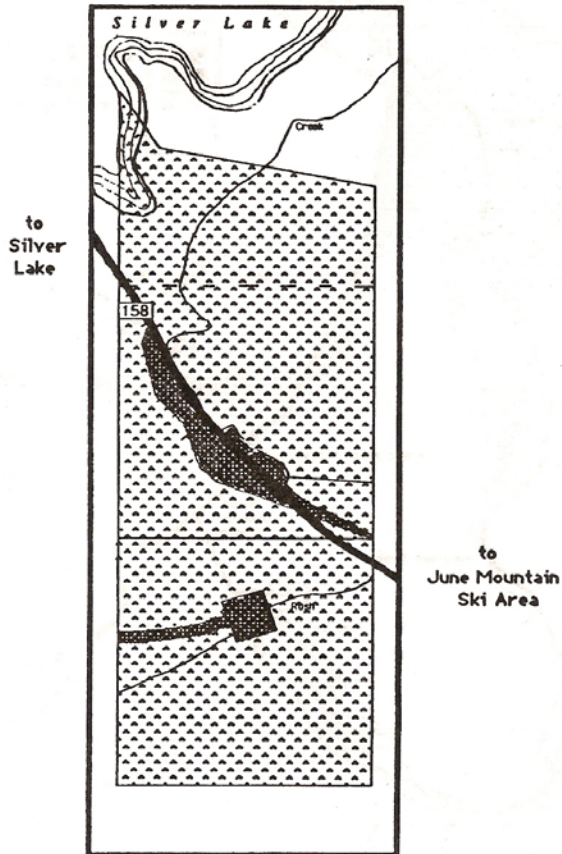


**FIGURE 5.D
EXISTING LAND USE
DOWN CANYON**
Scale : .5" = 400'




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**FIGURE 5.E:
EXISTING LAND USE
SILVER LAKE MEADOW**

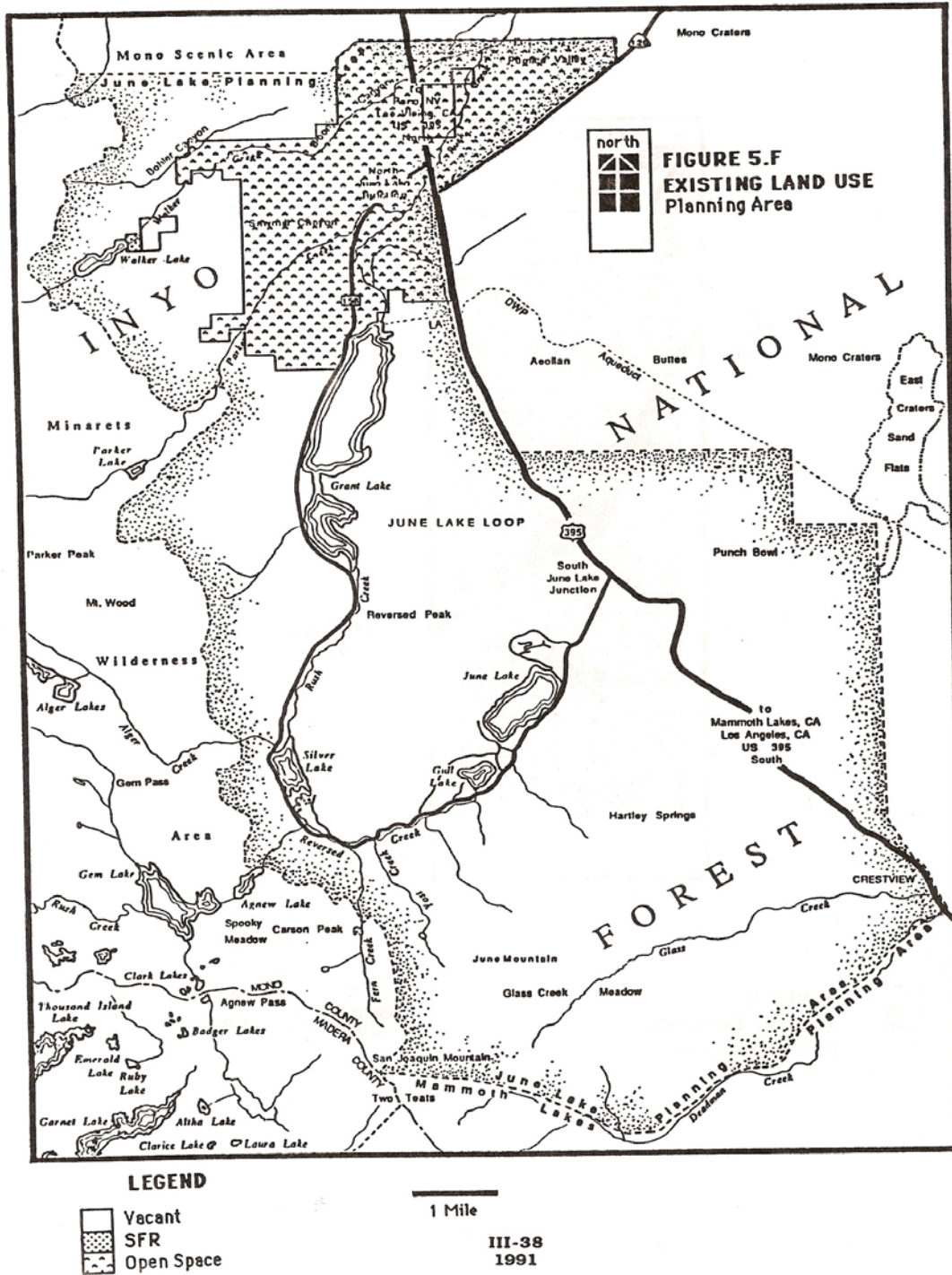


**FIGURE 5.E
EXISTING LAND USE
SILVER LAKE MEADOW**
Scale: .5" = 400'

LEGEND

-  Natural Habitat Protection
-  Public Facility

**FIGURE 5.F:
EXISTING LAND USE
PLANNING AREA**



II. POLICIES

GOAL

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

OBJECTIVE A

Promote the expansion of the June Lake Loop's privately owned land base to accommodate planned community growth (2,9,10,11,14,24).

Expand June Lake's private land base.

Policy 1: Promote, where reasonable and feasible, the use of USFS land exchanges to enlarge the privately owned land base to meet community needs (3,11).

Action 1.1: Work with the U.S. Forest Service in identifying suitable lands for exchange or purchase. Lands in the West Village/Rodeo Grounds, Down Canyon and Pine Cliff areas should receive priority consideration. This program should respond to the changing needs and desires of the June Lake Community (11,12,14,24).

Action 1.2: Designate potential land exchange areas on the Land Use Maps and require specific plans prior to developing these areas (2,3,9,24).

Policy 2: Promote land trades that transfer developable, non-sensitive lands into private ownership and that exclude hazardous and environmentally sensitive lands from such transfers. Where feasible, the land exchange process should involve lands in the June Lake Planning Area. Reverse land exchanges that transfer hazardous or environmentally sensitive lands in private ownership to public ownership should also be encouraged (2,3,11,14).

Action 2.1: 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 (11,14).

OBJECTIVE B

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

Policy 1: Use specific plans to guide the development of large parcels in undeveloped areas (2,3,9,15,23,24).

Action 1.1: 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 and Down Canyon (2,3,9,14,24).

OBJECTIVE C

Contain growth in and adjacent to existing developed areas, and retain open-space buffers around each area (2).

Contain growth in and around existing developed areas.

Policy 1: Encourage compatible development in existing and adjacent to neighborhood areas (2,32).

Action 1.1: Use the area specific land use maps, specific plans, the Plan Check and Design Review processes to guide development (2,32).

Action 1.2: Encourage compatible infill development in the Village and Down Canyon areas (2).

Policy 2: Discourage development in areas unsuitable for land improvements (2,11).

Action 2.1: Identify and prioritize sensitive private lands acceptable for exchange or purchase. Designate these lands on the Plan's Land Use maps (2,11).

Action 2.2: If reverse land exchanges or purchase are not possible, allow development under the controls established in the natural habitat protection district (3,14).

OBJECTIVE 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 redevelopment in established areas (2,3,26).

Policy 1: Promote programs that couple new construction in undeveloped areas with improvements in developed areas (2,3).

Action 1.1: Extract developer fees to fund capital improvements during the permit process in accordance with Government Code Section 53077. Ensure fees are levied on a uniform basis and that moneys collected for a specific purpose are used for that purpose (2).

Action 1.2: Investigate the feasibility of issuing bonds or implementing other revenue-producing measures such as redevelopment, assessment districts or bed taxes, to finance desired facilities (2,10).

Policy 2: Promote the phasing of development where appropriate (2,3,9,30).

Action 2.1: Require Specific and Redevelopment Plans to specify the phasing of development over a number of years (2,3,9,30).

Action 2.2: Work with the U.S. Forest Service to prioritize potential land exchange areas to reflect changing community needs (11).

OBJECTIVE E

Utilize Land Use designations to stimulate redevelopment in depressed areas, to limit and phase out incompatible uses, and to guide June Lake's future (1,2,3,9,10,30).

Policy 1: Encourage infilling and/or redevelopment in areas designated for development in the Area Plan (2,3,9).

Action 1.1: Allow higher densities and provide for mixed uses in areas suitable for commercial and retail development (2,3,9).

Action 1.2: Study the feasibility of undertaking redevelopment activities in the Village and Down Canyon areas. The options of establishing a Redevelopment Agency or a Zone of Benefit to fund public improvements, among others, should be studied (10).

Action 1.3: Apply for federal and state Redevelopment/Economic Development Grants when funds become available (10).

OBJECTIVE F

Protect existing and future property owners and minimize the possibility of future land ownership/use conflicts through the building and planning permit processes (9).

Minimize future land use conflicts.

Policy 1: Utilize the building and planning permit processes to prevent new construction from encroaching into required setbacks and rights of way (9).

Action 1.1: 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 (9).

Policy 2: Initiate a comprehensive code enforcement program for June Lake (9,10).

Action 2.1: Explore the potential for the County to establish a Code Enforcement position, with citation power, to enforce land use regulations and permit conditions (9,10).

Action 2.2: 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 (9,10).

Action 2.3: Investigate the feasibility of establishing a property maintenance ordinance to prohibit and phase out undesirable uses (9,10).

OBJECTIVE G

Meet the land needs of the commercial/industrial uses (10,11).

Policy 1: Designate industrial site(s) of adequate size to accommodate the existing and projected light industrial needs of June Lake (10,11).

Action 1.1: Implement an illegal use abatement program after an industrial site has been established (9).

Action 1.2: 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 (1).

Action 1.3: 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 areas of West Village/Rodeo Grounds and Down Canyon. 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 Specific Plan area (10).

Action 1.4: Allow existing industrial uses to continue on USFS lands in the Pine Cliff area (10).

OBJECTIVE H

Balance the development of recreational facilities with the adequate provision of public amenities, employee and visitor housing, infrastructure and circulation facilities (7).

Balance recreational facilities and infrastructure.

Policy 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 (7,21).

Action 1.1: Net employee generating operations should meet the employee housing requirements of the Community Development Element (19,21).

Action 1.2: 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 (3,5).

Action 1.3: Work with the USFS to ensure that new developments 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 (7).

Action 1.4: 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 (23).

OBJECTIVE 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 (2).

Retain the Village as the commercial core.

Policy 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 (2).

Action 1.1: Limit the amount of commercial square footage outside of the June Lake Village. Market studies, fiscal impact analysis and other documentation, as part of the West Village/Rodeo Grounds Specific Plan processes, should demonstrate the need for large scale commercial development outside of the June Lake Village prior to its construction (2).

Policy 2: Promote redevelopment studies or other 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 (2).

Action 2.1: Begin the review and approval process of the 1989 June Lake Redevelopment Feasibility Study. This process will require meetings with the June Lake community and public hearings in front of the county Planning Commission and Board of Supervisors (2).

OBJECTIVE 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 (23).

Develop the West Village/Rodeo Grounds into a balanced resort area.

Policy 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 (23).

Action 1.1: 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 percent of June Mountain's anticipated peak period work force based upon a 7,000 skier-at-one-time buildout. 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 (19,21,23).

Policy 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 (23).

Action 2.1: Work with developers through the specific plan process (23).

OBJECTIVE K

Retain the Down Canyon's single-family residential character while providing for additional commercial development along S.R. 158 and pockets of higher-density residential uses (22).

Retain the Down Canyon's single-family character.

Policy 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 (22).

Action 1.1: Work with the USFS to obtain lands, through the special permit or land trade processes, to construct a Down Canyon fire station, an equipment storage yard, a neighborhood park and additional residential development (25,26,28).

PLANNED LAND USES

State Law (Government Code Section 65302a) requires that Area Plans contain a statement on standards of building intensity and population density for the various districts. Table 4 meets this requirement by providing the projected building intensities and population densities of June Lake's existing and potential development areas. Based upon the land use policies contained in the Plan, the peak period visitor population will be about 12,698 people at one time at full buildout. The Down Canyon and West Village/Rodeo Grounds areas are expected to house the majority of the people, 4,959 and 4,205, respectively. In developing the table, numerous assumptions were made. Primary among them was presuming a 100 percent buildout of all available land; a land use density based upon existing and expected uses; and an 85 percent occupancy rate of all housing units during peak periods. It was also assumed campgrounds and USFS permittee homes would be fully occupied during the summer. By manipulating any of these factors the population estimates would change. The primary purpose for developing estimates is to obtain a base figure that can then be compared with alternative development scenarios and relative environmental impacts

The Area Plan Land Use Designations and Land Use Maps follow Table 4. The Land Use Designations describe the type of land use allowed in the various categories, while the Land Use Maps graphically show where each type of use can occur (See Figures 6.A-E).

TABLE 4: PROJECTED BUILDING INTENSITY AND PEAK POPULATION DENSITY

AREA	ACRES	DENSITY ¹	UNITS	PERSON/UNIT ²	PAOT ³
June Lake Village	70 ⁵	9	630	3.1 ⁴	1953
Down Canyon	253 ⁶	7	1771	2.8	4959
EXCHANGE AREAS					
West Village	55	10	550	2.9	1595
Rodeo Grounds	90	10	900	2.9	2610
Pine Cliff	20	0	0	0	0
SUBTOTAL	488		3,851		10,817
Campgrounds			536	3 ⁷	1,608
Summer Homes			105	2.6 ⁸	273
TOTAL					12,698

¹ Density, in Units per Acre, is a measure of building intensity. Higher densities represent more intensive land uses.

² Number of people occupying a housing unit at one time during peak periods. Numbers reflect the proposed land uses, particularly the type of housing units expected to be developed. Also assumes all private lands will be developed, and land uses will be the most intensive possible under the proposed land uses.

³ People at One Time.

⁴ Source: Quad Consultants. 1983. **Mammoth Lakes/June Lake Winter Population Survey Report**. Quad numbers were used as bench marks for the person per unit rates. Rates were based on anticipated future land uses. Occupancy figures assume an average vacancy rate of 15%.

⁵ Assumes a proposed 8-acre land exchange and a 19-acre reverse land exchange takes place ($81 + 8 = 89 - 19 = 70$).

⁶ Assumes a proposed 30-acre land exchange and limited development on 60 acres of the Silver Lake meadow takes place. In calculating the number of people per acre, the 60 acres of the Silver Lake Meadow were omitted ($283 + 30 = 313 - 60 = 253$).

⁷ Source: Sedway/Cooke, 1974. **June Lake Loop General Plan**. A 100% occupancy rate is assumed.

⁸ Source: Quad Consultants, 1983. **Monoplan Winter Population Survey, 1983**. Assumes an 80% occupancy rate of USFS permittee homes.

AREA PLAN LAND USE DESIGNATIONS ¹

COMMERCIAL

Commercial: This designation provides a wide range of concentrated resident- and visitor-oriented retail and business uses. The designation also allows mixed uses (residential/commercial) and higher-density housing developments. Residential densities of up to 15 units per acre and commercial lodging uses up to 40 units per acre are allowed. Density bonuses are available to projects that contain at least 50 percent covered parking for the required number of parking spaces. Bonuses will be available at a ratio of one bonus unit per two covered parking spaces for covered spaces over 50 percent. Affordable-housing density bonuses are also available. Projects with both covered parking and affordable-housing density bonuses shall not exceed 26 UPA for residential projects and 60 UPA for commercial lodging establishments.

Permitted uses – Examples include: all C-N zone uses plus; all types of residential and lodging facilities and commercial uses including convention facilities, restaurants with liquor licenses, bars, entertainment, tourist shops, art galleries, sports rental shops, theaters and business services. See General Plan Land Use Element for a complete listing of allowable land uses.

Corresponding Zoning – See MCZDC Chapter 19.13. General Commercial (C).

The requirements for minimum commercial district area shall not apply to the Carson Peak Inn property, which historically has been used as commercial property.

Mixed Use: This designation provides for the construction of mixed use buildings comprised of residential, commercial, professional and retail uses. It is intended to provide a transition between intensive commercial uses and residential uses. It should also provide some affordable housing, however not all areas designated for mixed uses need contain residential units. Forty UPA for commercial lodging establishments and 15 units per acre for residential dwelling units are permitted. Density bonuses are available to projects that contain at least 50 percent covered parking for the required number of parking spaces. Bonuses will be available at a ratio of one bonus unit per two covered parking spaces for covered spaces over 50 percent. Projects with both covered parking and affordable-housing density bonuses shall not exceed 26 UPA for residential projects and 60 UPA for commercial lodging establishments.

Permitted uses – Recreational, commercial lodging, professional, retail and residential uses. Small scale retail operations, mini-marts, etc.

Corresponding Zoning – See Draft Mixed Use Ordinance.

RESIDENTIAL

Rural Residential - 2.0: This category allows for the construction of low-density single-family dwelling units on lots greater than 2.0 acres. The intent is to permit larger-lot single-family housing development in or near recreational areas. The designation is designed to be compatible with nearby opens-space lands by retaining open areas and vistas through a larger minimum lot size. Density bonuses do not apply in this designation.

Permitted uses – Single-family dwellings and accessory buildings.

Lot Coverage – 40% maximum.

Corresponding Zoning – See MCZDC Chapter 19.07, Rural Residential (RR).

¹ USFS lands in community areas were assigned the same land use designations as private lands. Since local governments have no land use authority over the USFS, this reduces the land use designations to an advisory level.

Single-Family Residential: This category calls for individual single-family dwellings on lots of at least 7,500 square feet or a density of 5.8 units per acre or less. Projects including affordable-housing density bonuses for shall not exceed 7.25 UPA.

Permitted uses – Single-family dwellings and accessory buildings. Cluster developments of single-family dwellings on lots of three (3) acres or more subject to use permit.

Corresponding Zoning – See MCZDC Chapter 19.08, Single-Family Residential (SFRR).

Multi-Family Residential, Moderate: This category is intended to retain the residential character of a neighborhood, while allowing for higher-density residential dwellings. Developments will be limited to 11.6 units per acre. Density bonuses will be available to projects containing covered parking and/or affordable housing. Density bonuses are available to projects that contain at least 50 percent covered parking for the required number of parking spaces. Bonuses will be available at a ratio of one bonus unit per two covered parking spaces for covered spaces over 50 percent. Projects with affordable housing and/or covered parking density bonuses shall not exceed 14.75 UPA.

Permitted uses – Residential uses, including all SFR uses and duplexes and triplexes. Condominiums, town houses, cluster developments and apartments (four units or more) subject to use permit.

Corresponding Zoning – See Mono County Code, Title 19, Chapter 19.18.R-2 Medium-Density Residential.

Multi-Family Residential, High: This category is intended to retain an area’s residential character while allowing for higher population densities and promoting apartment use. Building densities of up to 15 units per acre for residential dwelling units are allowed. Density bonuses are available to projects that contain at least 50 percent covered parking for the required number of parking spaces. Bonuses will be available at a ratio of one bonus unit per two covered parking spaces for covered spaces over 50 percent. Projects with affordable housing and/or covered parking density bonuses shall not exceed 26 UPA.

Permitted uses – Residential uses including all SFR uses and duplexes and triplexes. Condominiums, town houses, cluster developments and apartments (4 units or more) under use permit.

Corresponding Zoning – See Draft Multi-Family Residential, High Ordinance.

Commercial Lodging, Moderate: This category is intended to allow for commercial lodging units in or near higher-density residential areas. Building densities of up to 15 units per acre for commercial lodging and/or residential dwelling units are allowed. Density bonuses are available to projects that contain at least 50 percent covered parking for the required number of parking spaces. Bonuses will be available at a ratio of one bonus unit per two covered parking spaces for covered spaces over 50 percent. Projects with affordable housing and/or covered parking density bonuses shall not exceed 26 UPA.

Permitted uses – Commercial lodging, including hotels, motels, resort hotels, bed-and-breakfast establishments, cabins, time-share units and dorms. Ancillary uses such as limited restaurant areas, lounges, and convenience retail are also allowed. All types of residential uses, including condominiums, apartments, and single-family homes, are permitted.

Corresponding Zoning – See Draft Commercial Lodging, Moderate Ordinance.

Commercial Lodging, High: The intent of this category is to separate intensive commercial lodging uses from primarily residential areas. Up to 40 units per acre for commercial establishments and 15 units per acre for residential uses are allowed. Density bonuses are available to projects that contain at least 50 percent covered parking for the required number of parking spaces. Bonuses will be available at a ratio of one bonus unit per two covered parking spaces for covered spaces over 50 percent. Projects with both covered parking and affordable-housing density bonuses shall not exceed 26 UPA for residential projects and 60 UPA for commercial lodging establishments.

Permitted uses – Commercial lodging, including hotels, motels, resort hotels, bed-and-breakfast establishments, cabins, time-share units and dorms. Ancillary uses such as limited restaurant areas, lounges and convenience retail are also allowed. All types of residential uses are permitted.

Corresponding Zoning – See Draft Commercial Lodging, High Ordinance.

OTHER

Specific Plan Area: Specific plans are detailed examinations that provide a greater level of planning for specially designated areas. Conforming to the General Plan, specific plans contain site-specific information and analysis that is not possible in the General Plan. They are most useful in undeveloped areas and in areas where redevelopment may be desired.

Corresponding Zoning – See MCZDC Chapter 19.46, Specific Plan.

Planned Unit Development – Density 2.5 UPA: This designation allows resort/recreational land uses provided development occurs in an environmentally sensitive manner. The maximum overall density is 2.5 UPA. The PUD designation calls for the preparation and adoption of a master development plan to guide construction. Master plans should provide for the preservation of open-space areas; the conservation of sensitive riparian areas, stream-side zones and wetlands; and for the concentration of development to minimize environmental disturbance.

Corresponding Zoning – See MCZDC Chapter 19.20, Planned Unit Development.

Community Facility: This designation provides for the construction of community oriented facilities.

Permitted uses – Community Centers/Multipurpose rooms, Libraries, Parks, Ball Fields, etc.

Corresponding Zoning – See MCZDC Chapter 19.19, Public Agency (PA).

Recreation Area: This designation is intended to promote sound environmental and resource planning by allowing non-intensive recreational uses on lands held in public ownership (USFS or DWP).

Permitted uses – Outdoor recreational activities such as marinas, campgrounds, picnic areas, trails, etc.

Corresponding Zoning – See MCZDC Chapter 19.19, Public Agency (PA).

Open Space: This district is intended to protect and hold for future generations open space that is in private ownership. This designation may also serve as a temporary measure for potential USFS reverse land exchanges.

Permitted uses – Outdoor recreation including pedestrian, bicycle, ski back and cross-county trails; water retention; habitat preservation; and hazard mitigation.

Lot Coverage – Maximum of 20%.

Corresponding Zoning – See MCZDC Chapter 19.18, Open Area (OA).

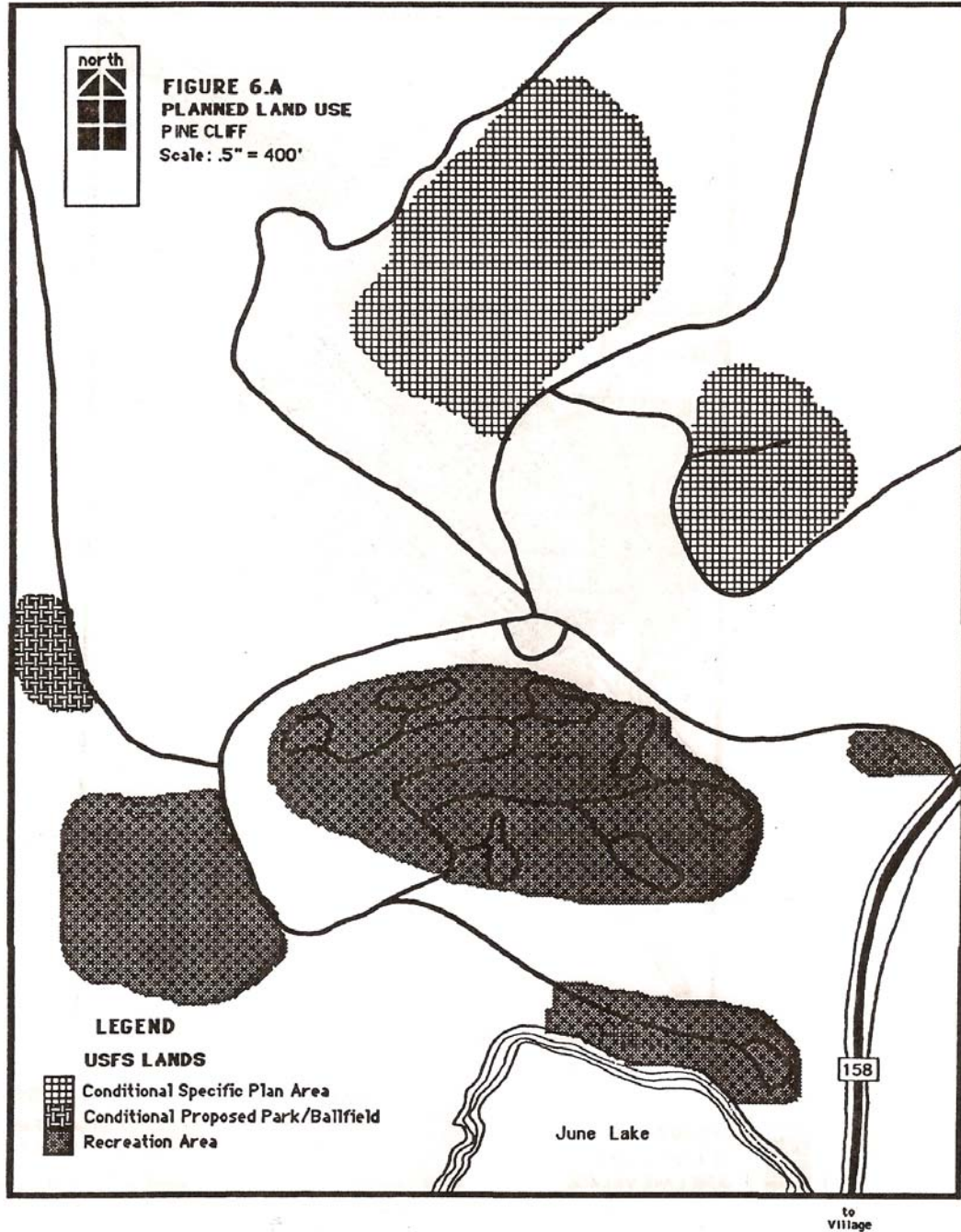
Natural Habitat Protection District: This designation is designed to maintain the Silver Lake Meadow area's significant wetland habitat in its natural state; to preserve wildlife habitat;

and to protect water quality and scenic resources. The district strives to prevent the degradation of sensitive areas while still allowing for compatible development. Land uses such as commercial lodging, community assembly, educational, residential, recreation and recreation-related retail or sales are permitted, if complementary and compatible with natural habitat areas.

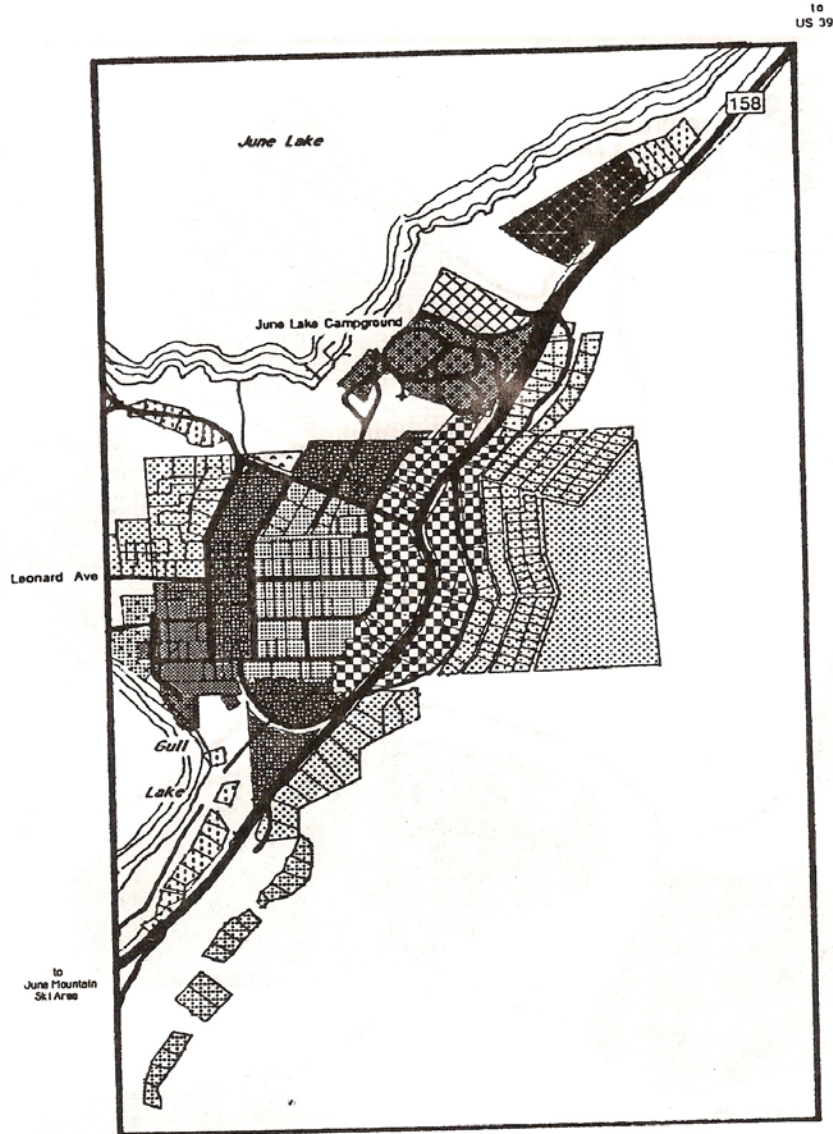
The extent of development in the natural habitat protection district will depend upon the amount of land within the district not covered by wetlands. If the entire parcel is covered by wetlands, then a maximum of 2 percent of the parcel may be altered. If between 1 percent and 3 percent of the parcel is covered by non-wetland areas, then the total non-wetland area and wetland area, not to exceed 3 percent in combination, may be altered. If more than 3 percent of the parcel contains non-wetland habitat, development will be limited to a maximum of 3 percent of the total parcel area or 15 percent 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 United States Army Corps of Engineers (Corps) and U.S. Fish and Wildlife Service (Service).

Private lands located in the Natural Habitat Protection District should be top priorities for exchange into federal ownership or for purchase by land conservation groups. 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.

**FIGURE 6.A:
USFS LANDS**



**FIGURE 6.B:
PLANNED LAND USE
JUNE LAKE VILLAGE**



to
US 395

LEGEND









**FIGURE 6.B
PLANNED LAND USE
JUNE LAKE VILLAGE**
Scale .5" = 400'

PRIVATE LANDS

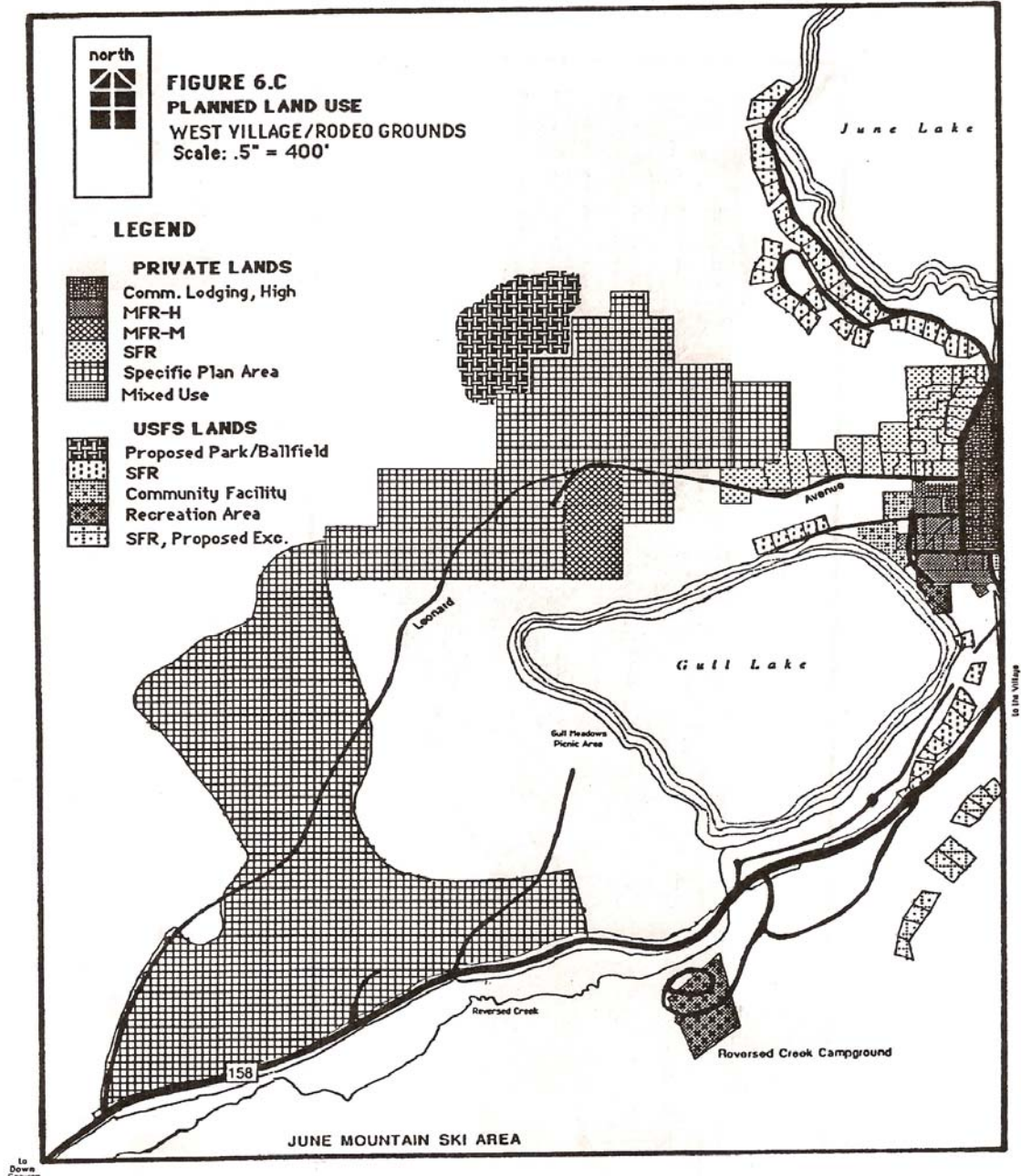
-  Commercial
-  Comm. Lodging, High
-  SFR
-  MFR-H
-  Mixed Use
-  Open Space

USFS LANDS

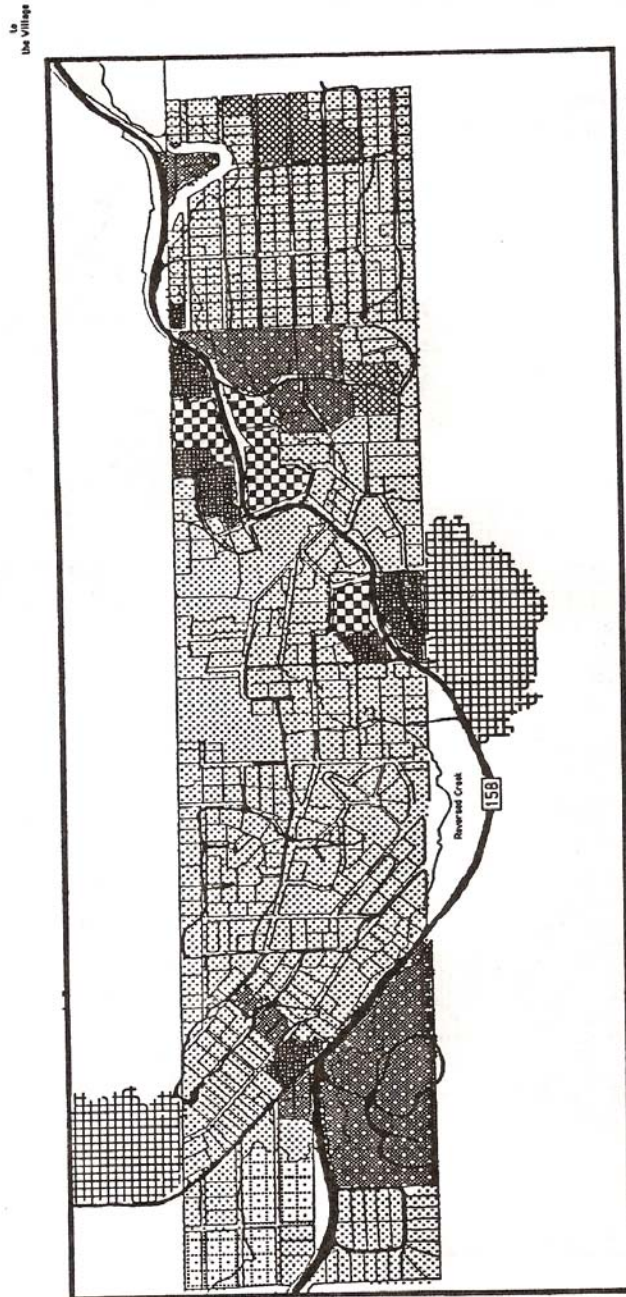
-  Community Facility
-  Recreational Area
-  SFR
-  Comm. Lodging, High
-  Comm. Lodging, Mod.
-  SFR, Proposed Exc.

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1991

**FIGURE 6.C:
PLANNING LAND USE
WEST VILLAGE/RODEO GROUNDS**



**FIGURE 6.D:
PLANNED LAND USE
DOWN CANYON**

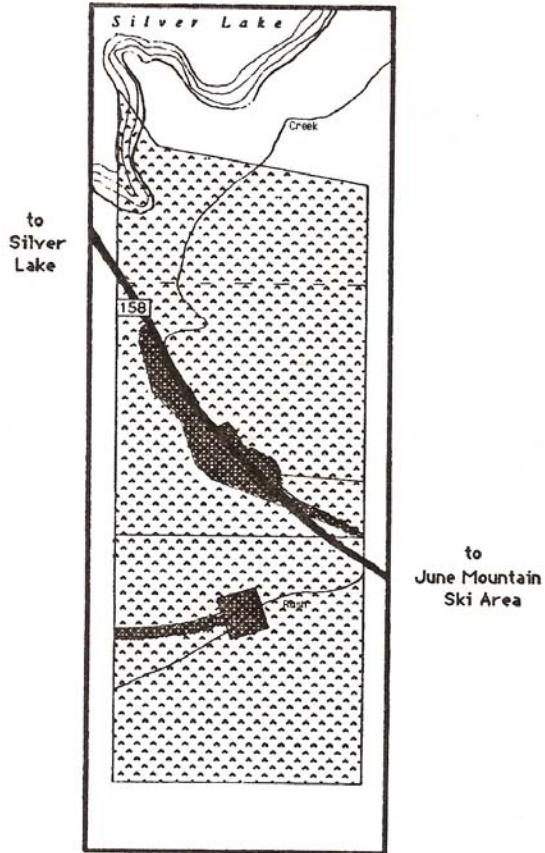


**FIGURE 6.D
PLANNED LAND USE
DOWN CANYON
Scale: .5" = 400'**





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1991

**FIGURE 6.E:
PLANNED LAND USE
SILVER LAKE MEADOW**

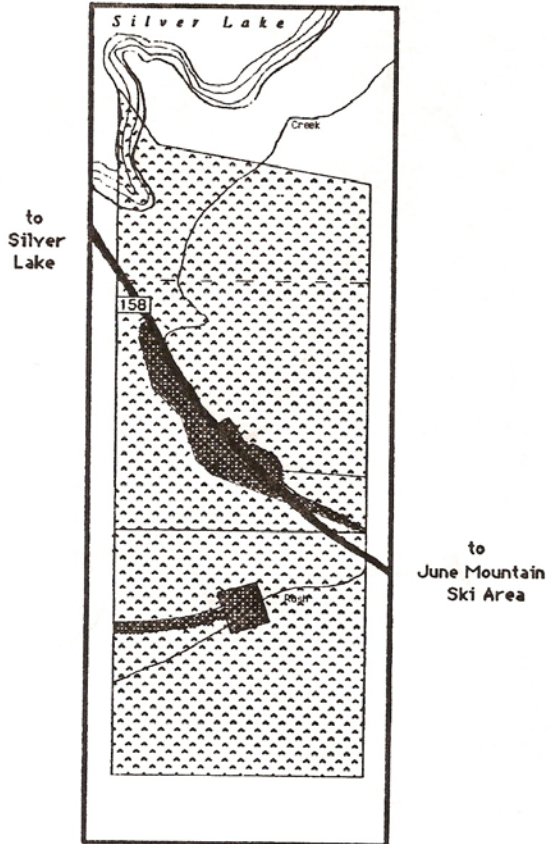


**FIGURE 6.E
PLANNED LAND USE
SILVER LAKE MEADOW**
Scale: .5" = 400'

LEGEND



-  Natural Habitat Protection
-  Community Facility

**FIGURE 6.F:
PLANNED LAND USE
PLANNING AREA**



**FIGURE 6.E
PLANNED LAND USE
SILVER LAKE MEADOW**
Scale: .5" = 400'

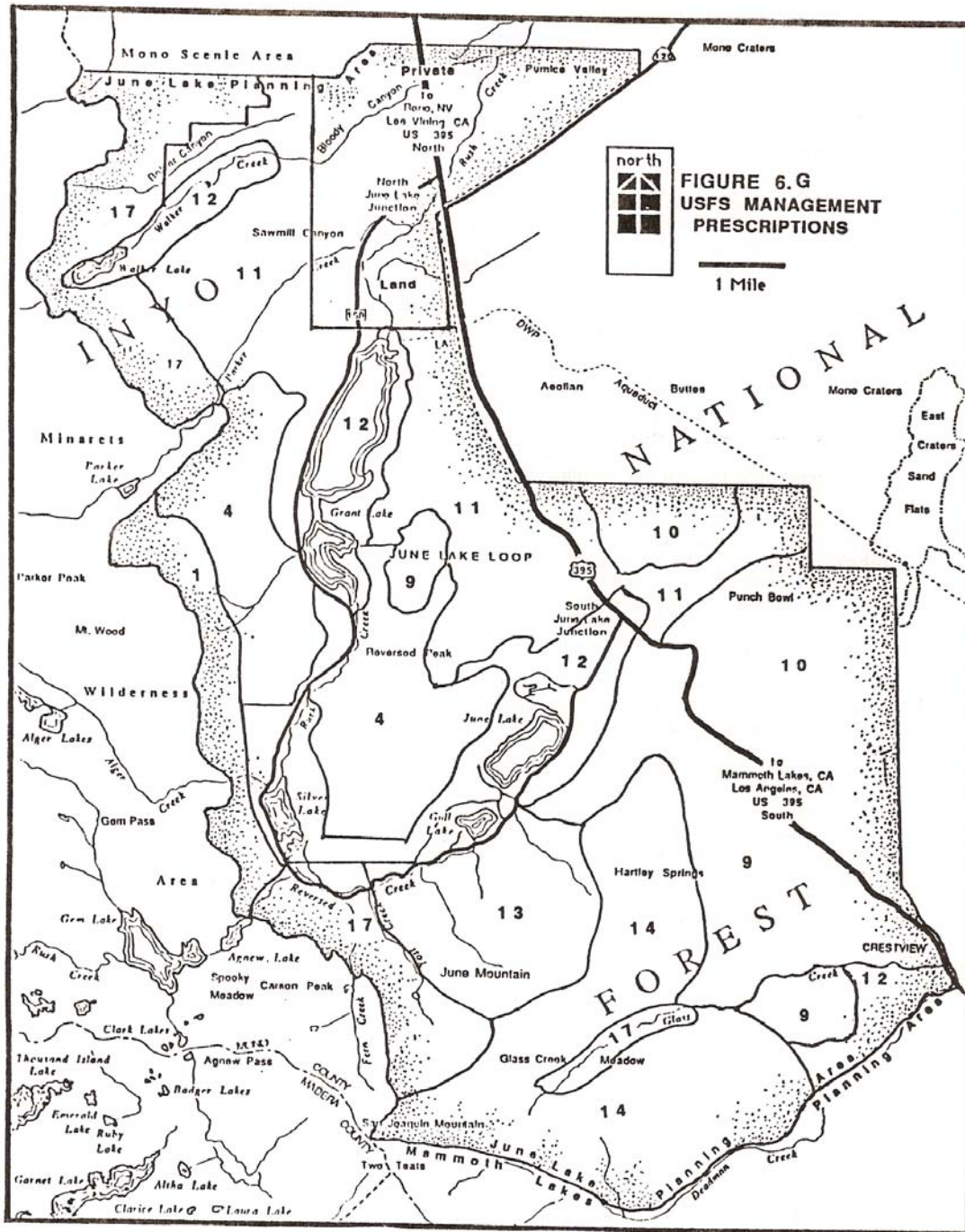
LEGEND

-  Natural Habitat Protection
-  Community Facility

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1991

III-37
1991

**FIGURE 6.G:
USFS MANAGEMENT PRESCRIPTIONS**



III-58

LEGEND

- | | |
|---------------------------------|--|
| 1 Designated Wilderness | 12 Concentrated Recreation Area |
| 4 Mule Deer Habitat | 13 Existing Alpine Ski Area,
Existing and Under Study |
| 9 Uneven-Aged Timber Management | |

B. HOUSING

I. INTRODUCTION

June Lake faces two problems related to its present housing stock: affordable housing for residents and a shortage of winter accommodations for the present and expected numbers of visitors. The availability of developable land, the predominance of single-family residences and a housing market oriented toward visitors constrain the type of housing available in June Lake. These conditions lead to a lack of diversity in the housing stock and hence, affordable housing for residents (see Table 5). Relatively low wages, coupled with the highest land prices in the unincorporated area of Mono County, also contribute to the shortage of affordable housing. Overcrowding (generally defined as over 1.01 persons per room) and over expending for housing result from shortages in affordable housing. Tables 6, 7, 8 and 9 provide general information on housing costs in June Lake. Tables 6 and 7 compare housing costs with the incomes of June Lake households. In both cases, the tables indicate that housing prices are clearly beyond the means of the average June Lake household. Similarly, Tables 8 and 9 illustrate the same imbalance for renters. Table 8 shows typical monthly rents, while Table 9 shows the monthly rent that income groups can afford to pay. A major consideration that does not appear in the Tables is the shortage of long-term rental units in June Lake.

June Lake has a shortage of affordable housing and winter accommodations.

Visitor accommodations are most constrained by the lack of developable lands and the absence of strong winter recreation opportunities. However, June Mountain's change in ownership has triggered movements that may overcome the present barriers. Since the change in ownership, significant improvements to the June Mountain Ski Area have taken place; these improvements are expected to expand the June Lake Loop's winter economy. In addition, the expansion of visitor and resident housing and recreational facilities on the proposed Rodeo Grounds land exchange and on vacant West Village properties is expected. Combined, these improvements are likely to greatly influence the Loop's housing development.

TABLE 5: EXISTING HOUSING STOCK

Type	# of Units	% of Total
SFR	486	50.1
Condominiums	102	10.5
Apartments	78	8.0
Mobile Homes	85	8.8
Motels	219	22.6
Total	units 970	100.0

Source: June Lake Public Utility District, 1988

TABLE 6: RANGES OF HOUSING PRICES

Price	Interest Rate	Monthly ¹ Payment	Income ² Required	Income ³ % of Median
\$129,000 (Typical 3-BR Home)	9%	\$ 934	\$37,369	237%
	10%	\$1,040	\$41,615	264%
	11%	\$1,106	\$44,225	281%
\$108,000 (Low end 2-BR Condo)	9%	\$ 782	\$31,283	198%
	10%	\$ 853	\$34,117	216%
	11%	\$ 926	\$37,025	235%

NOTES:

¹ Assumes 10% down payment; excludes monthly property tax and insurance payments.

² Income required for monthly payments equal to 30% of gross monthly income.

³ Based upon 1987 estimated June Lake Median Income of \$15,762 (M.R. Farrell & Associates, 1987).

TABLE 7: HOUSING PRICES NEEDED FOR RESIDENT OWNERSHIP

	Payment	Interest Rate	Maximum Price
Median Household Income \$15,762	\$395	9%	\$48,968
	\$395	10%	\$43,968
	\$395	11%	\$41,374

TABLE 8: RANGES OF MONTHLY RENTS

	Low	High
Single-Family Homes	\$350	\$700
Other Rental Units ^{1,2}	\$350	\$700

¹ Includes apartments, condominiums, triplexes and duplexes.

² June Lake does not have many rental units making data collection on monthly rents difficult.

Source: Ronci, Art. June Lake Properties. Personal Communication. 1989.

TABLE 9: AFFORDABLE RENTS

Household Income Class	Income ¹	Monthly Rent ²
Very Low (at or below 50%)	\$ 7,896	\$ 197
Low (at or below 80%)	\$12,634	\$ 316
Median (at or below 100%)	\$15,792	\$ 395
Moderate (at or below 120%)	\$18,950	\$ 474

¹ Income based upon 1987 estimated June Lake Loop Household median income, \$15,792/year.

² Monthly rent (including utilities) equals 30% of monthly gross income.

Source: M.R. Farrell & Associates, 1987

II. POLICIES

GOAL

Provide residents with quality housing, and visitors with a wide array of housing alternatives, each designed to promote unique experiences.

Develop a wide array of housing alternatives.

OBJECTIVE A

Promote the development of a variety of quality housing alternatives for residents and visitors (1,5,16,17,19,21).

Policy 1: New housing projects should provide a mix of housing alternatives to meet the demands of residents and tourists (16,19,21).

Action 1.1: Use the specific plan, Redevelopment and planning permit processes to provide a mix of housing alternatives (13,16,19,21,23).

Policy 2: Housing shall be maintained on a regular basis to ensure resident safety and to sustain the community's image (18).

Action 2.1: Perform regular enforcement of existing Zoning and Health and Safety Codes (18).

OBJECTIVE B

Promote the development of an adequate supply of affordable housing and employee housing for present and future June Lake residents (5,9,19,21).

Promote the development of affordable housing and employee housing.

Policy 1: New developments that attract workers shall provide employees with on-site or nearby affordable-housing units according to standards outlined in Table 10 (5,9,19,21).

Action 1.1: Use the specific plan, Redevelopment Plan, and planning permit processes to implement employee housing requirements (9,19,21).

Action 1.2: Employers providing employee housing should be encouraged to set affordable monthly rents (5,9,19,21).

TABLE 10: RECOMMENDED RATIOS FOR EMPLOYEE HOUSING	
Use	Required Employee Units
Hotels, lodges, inns, bed-and-breakfast establishments, and motels	.05 Employee Housing Units ¹ (EHU) per sleeping room (one unit per 20 rooms).
Condominiums ²	One on-site EHU for manager/employee per 10 to 50 units. One EHU for each subsequent 50.
Commercial uses excluding lodging.	Employers of five or fewer full-time equivalent employees exempted. Employers of greater than five, provide EHUs to 25% of full-time equivalent workers.
Combined uses	Determined by the Mono County Planning Commission or June Lake Citizens Advisory Committee.
<p>NOTE: Employee units shall be rounded in the following manner: .50 or greater will be rounded up; .49 or less will be rounded down.</p> <p>¹ Employee housing shall be based upon full-time employee equivalents and 40-hour workweeks. Part-time employees shall count as a fraction of a full-time employee based upon the number of hours worked per week.</p> <p>² Apartments were purposely excluded from employee housing requirements to promote the construction of affordable rental units.</p>	

Policy 2: Employers of five or more full-time employee equivalents shall provide 25 percent of employees with affordable housing near employment sites (5,19,21).

Action 2.1: The County shall work with proponents during the specific plan, Redevelopment Plan or planning permit processes to ensure compliance (5,19).

Action 2.2: The County shall monitor the employee housing programs to ensure compliance and to adjust employee housing policies when necessary (5,19).

Policy 3: Where compatible with land use and community design guidelines, promote the construction of mixed uses – developments containing compatible residential and commercial uses – that emphasize affordable housing (9,19,21).

Action 3.1: Through the specific plan, Redevelopment Plan and planning permit processes work with applicants to encourage mixed-use developments (3,19,21).

Action 3.2: Designate appropriate areas for mixed use developments in this document, and in Specific and Redevelopment Plans (16,19).

Policy 4: Mono County, where feasible, shall work with developers and the June Lake Community in constructing and maintaining affordable housing for residents (19,21).

Action 4.1: The County shall provide 25-percent density bonuses for projects designating 25 percent or more of the total residential units for affordable (very-low and low-income) or employee housing units in single-family and multi-family residential, moderate designations. Projects including density bonuses shall not exceed 7.25 or 14.75 UPA in SFR or MFR, moderate designated areas, respectively (19,21).

Action 4.2: The County will award density bonuses at a ratio of one bonus unit to one affordable-housing unit to projects that designate at least 25 percent of the total residential units for affordable (very-low and low-income) or employee housing units. Commercial lodging projects can also qualify for density bonuses up to 50 percent. Density bonuses will be awarded at a rate of one bonus unit to one affordable/employee units. Projects including density bonuses (covered parking included) shall not exceed 26 UPA for residential units and 60 UPA for commercial lodging units. These bonuses will apply in all permitted designations except SFR and MFR, moderate areas (19,21).

Action 4.3: Units set aside for employee housing or for very-low and low-income tenants, shall be excluded from project density calculations. Projects meeting this criteria, however, shall not exceed the allowable density of 7.25 and 14.75 UPA in SFR and MFR, moderate areas and up to 26 UPA for residential units and 60 UPA for commercial lodging units in all other permitted areas (19,21).

Action 4.4: The County should explore the various funding sources for the construction of very low-, low-, and moderate-income housing (Note: As defined by the State Department of Housing and Urban Development, very low-, low and moderate income are those households earning less than 50 percent, 80 percent and up to 120 percent, respectively, of the countywide median income) (19).

Action 4.5: The County should investigate the possibility of establishing a program that provides low-interest loans to renters to help offset high move-in costs and to first-time home buyers to reduce funds necessary for down payments (19).

Action 4.6: Where prudent and feasible, allow for the conversion of single-family or multiple-family residences to affordable units (19,21).

Action 4.7: Promote the use of factory-built or manufactured housing provided these units can meet all the requirements of the Mono County Building Division (19).

Action 4.8: Provide greater enforcement of the County's rental housing and mobile-home conversion requirements (MCZDC Chapter 19.32) (19).

Policy 5: Investigate the feasibility of establishing a Housing Authority to administer and revise housing programs and to obtain grant funding (19,23).

Action 5.1: Work with the Town of Mammoth Lakes and the County of Inyo to investigate establishing a Regional Housing Authority (19,22).

Policy 6: The County should work to maintain the affordability of housing units by reducing utility bills through weatherization and other programs (19).

Action 6.1: The County should work with Southern California Edison to promote and distribute materials that would help residents improve the energy efficiency of their housing units (19).

Action 6.2: The County should encourage utility companies or other groups to offer weatherization programs (19).

Action 6.3: The County should investigate the possibilities of obtaining grant funds to provide low-interest loans for weatherization or other energy-conserving measures (19).

Policy 7: Promote the use of management alternatives such as cooperatives, nonprofit development corporations, and community organizations that provide affordable housing (19).

Action 7.1: Assist nonprofit housing agencies wishing to construct or manage affordable units by providing them with information and technical assistance (19).

Action 7.2: Upon the consent of the county's Board of Supervisors, waive processing fees associated with the construction of affordable housing. Also encourage other fee collecting agencies, such as the Fire Protection District, School District and June Lake Public Utility District, to waive processing fees for affordable-housing projects (19).

Policy 8: Work with the USFS and other agencies to provide residents and employees with affordable housing (19).

Action 8.1: Work with the USFS to identify and then lease lands for the provision of affordable and employee housing (19).

Action 8.2: Work with the Inyo-Mono Advocates for Community Action to increase the supply of affordable housing (19).

Policy 9: Promote the preservation and the expansion of the existing supply of rental units (19,21).

Action 9.1: During the planning permit and Redevelopment processes, encourage developers to construct rental housing for very low-, low- and moderate-income residents (19,21).

Action 9.2: Prior to removing or converting existing rental housing, proponents shall fulfill the requirements outlined in Mono County Zoning and Development Code's Chapter 19.32, the Mono County General Plan, Conversion of Existing Residential Facilities to Other Uses (19).

Action 9.3: Investigate methods of obtaining funds for the rehabilitation of affordable rental units. If feasible, the County or employers should provide low-interest short-term loans for affordable-housing rehabilitation (18,19).

Policy 10: Promote manufactured housing to increase the supply of affordable housing (19).

Action 10.1: Where compatible with the surrounding area, allow manufactured housing in established residential zones (19).

Policy 11: Consider adopting an inclusionary housing program, if the affordable/employee housing situation worsens (19).

Action 11.1: If necessary, the County should develop and implement an inclusionary housing program that would provide housing for low-and moderate-income households (Note: An inclusionary housing program is the adoption by local governments of a mandatory requirement that each developer provide a percentage of units in residential developments at prices affordable to low- and moderate-income households) (19).

OBJECTIVE C

Expand June Lake's supply of year-round housing (21,22).

Policy 1: Work with the USFS to expand the supply of year-round housing (21).

Action 1.1: Encourage the USFS to retain permittee housing as year-round housing to expand June Lake's available supply (21).

Action 1.2: Where feasible, transfer permittee housing to private ownership in order to provide additional housing units (21).

Action 1.3: Where feasible, encourage the USFS to amend its permittee housing policies to accommodate rental housing (21).

OBJECTIVE D

Eliminate housing discrimination and provide equal housing opportunities to current and future June Lake Loop residents (19).

Policy 1: The County shall ensure that residents have equal opportunities to obtaining housing units suitable to their economic and social conditions (19).

Action 1.1: The County will direct persons with housing discrimination complaints to appropriate state and federal agencies (19).

C. COMMUNITY FACILITIES

GOAL

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.

Promote development of community facilities.

OBJECTIVE A

Promote the development of community facilities that enhance the health, welfare and safety of local residents (e.g., elementary school, healthcare facilities, child care) (24,25,26,27,28,29).

Policy 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 (25).

Action 1.1: The County shall initiate discussions with the USFS regarding future community facility needs and begin identifying suitable lands. Community facilities should include school, healthcare and fire station sites, among others (25,26).

Policy 2: The County, in cooperation with the community and the Eastern Sierra School District, should identify and help obtain lands for future school sites (25).

Action 2.1: Work with the USFS to reserve and/or obtain lands for elementary, high school and community college sites (25).

Policy 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 (24,25).

Action 3.1: Work with the community and Special Districts in addressing the requirements for schools, community meeting facilities and recreational opportunities (24,25).

Policy 4: Promote the development of child care programs and after-school recreational programs for school-aged children (24).

Action 4.1: Assist in the development of such programs by providing child-care providers with information and assistance in obtaining space for such purposes (24).

Action 4.2: 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 Element).

OBJECTIVE 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 (24,26,27).

Ensure new development helps fund community facility expansion.

Policy 1: Collect mitigation fees or use other appropriate measures to ensure that new development pays the associated cost of expanding community facilities (24,26).

Action 1.1: 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) (24).

Action 1.2: Use the Environmental Review Process (CEQA) to ensure proper mitigation for impacts to community facilities that could result from new developments (24,25,26).

OBJECTIVE C

Support broad-based community development, such as community-serving commercial activities (e.g., pharmacy) (24).

Policy 1: Locate community serving commercial land uses in the June Lake Village (24).

Action 1.1: Use land use designations to limit the number of community-serving facilities located outside the Village (24).

OBJECTIVE D

Enhance the community by using public or private funding to provide desired community facilities (24,25,26,27).

Use private and public funding to provide community facilities.

Policy 1: Use public or private funding to develop community facilities (24,25,26,27).

Action 1.1: Investigate the feasibility of issuing bonds or implementing other revenue-producing measures, such as redevelopment, assessment districts, or bed taxes, to finance desired facilities (24).

D. COMMUNITY INFRASTRUCTURE

GOAL

Plan and develop community infrastructure at a rate that ensures new demands will not over-burden 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.

Balance the rate of development with the construction of infrastructure.

OBJECTIVE A

Maintain local service capabilities by ensuring that new construction service demands do not exceed the capacity of existing public facilities (28,29).

Policy 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 (28,29).

Action 1.1: Developers, as a condition of approval, shall obtain written confirmation from the June Lake Public Utility District or other local public utility operators that adequate water supply and sewage treatment capacity exists (28,29).

Action 1.2: On larger projects, use the specific plan and/or Redevelopment Plan processes, to ensure that new developments have adequate water supplies and wastewater capacity (28).

Action 1.3: 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) (28).

Action 1.4: The County shall work with local water and sewage treatment agencies in securing state and federal grants for service improvements (28).

Action 1.5: 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 (28,29).

Policy 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 2.1: Support Local Agency Formation ~~Committee~~
Commission (LAFCO) and Special District efforts to consolidate local service districts in June Lake.

OBJECTIVE 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 (28).

Policy 1: Ensure that the wastewater treatment system and trunk lines have adequate capacity to handle new developments (28).

Action 1.1: Work with the June Lake PUD to ensure that adequate wastewater treatment capacity exists prior to approving development (28).

Action 1.2: Work with the June Lake PUD to promote the use of water-conserving fixtures in new developments to postpone expanding the existing wastewater treatment plant (28).

E. COMMUNITY DESIGN

GOAL

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

Maintain and improve June Lake's visual quality.

OBJECTIVE A

Continue to preserve and maintain June Lake's mountain village and rural character through appropriate land development regulations and practices (30,31,32).

Policy 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 (30,31,32).

Action 1.1: Develop and implement architectural guidelines for June Lake that apply to new construction, large-scale improvements to existing structures, and redevelopment projects. Guidelines shall not apply to single-family homes in existing subdivisions (See Appendix one, June Lake Loop Design Review Guidelines) (30,32).

Action 1.2: The County shall work with the Community in developing a design review process that addresses undesirable design elements such as visually unrelieved parking areas, glaring lights, obtrusive site utilities, inappropriate scale, inconsistent additions, awkward building features, colors that clash with surroundings, inappropriate siding materials, and reflective surfaces (30,31,32).

Action 1.3: Provide a compatible architectural theme in the West Village/Rodeo Grounds area through the specific plan process (32).

Policy 2: Maintain diligent control over signs in order to minimize visual impacts (30,31,32).

Action 2.1: Use signing policies found in the countywide Scenic Highways Element to control undesirable signs or other advertising along the SR 158 County-designated scenic corridor (31).

Action 2.2: Implement and enforce the county Sign Ordinance (MCZDC, Chapter 19.35) in June Lake (30,31,32).

Action 2.3: Prohibit the use of individual off-site adverting signs or bill boards (MCZDC, Chapter 19.35.060) 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 (30,31,32).

Policy 3: Develop and implement a street signing program that is compatible with the mountain/rural character of June Lake (30,31,32).

Action 3.1: The County shall work with the community in developing a Loop-wide street-signing program (31,32).

Action 3.2: Where appropriate, off-site roadway improvements shall include appropriate street signs (31,32).

OBJECTIVE B

Emphasize the visual predominance of the natural environment by minimizing the visual impact of the built environment (30,31,32).

Emphasize the visual predominance of the natural environment.

Policy 1: Minimize the obstruction of views into, out of, and across major and minor visual elements of the natural environment as defined in the June Lake CAC Imagability Study (30,31,32).

Action 1.1: 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 (30,31,32).

Action 1.2: 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 (30,31).

Policy 2: Protect and enhance, where feasible, scenic vistas from SR 158 and other viewing areas (31).

Action 2.1: Require 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 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 (31).

Action 2.2: During the planning permit or specific plan or Redevelopment processes work with applicants to promote developments that are sensitive to the visual quality of the natural setting (30,31,32).

Action 2.3: Promote the usage 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 (30,31,32).

Action 2.4: Work with Caltrans and the USFS to minimize the visual impacts of new roadway projects (31).

Action 2.5: 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 (31).

Action 2.6: 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 (30,31).

Action 2.7: Where feasible, require new development to underground all new power lines (30,31).

Action 2.8: Investigate the feasibility of and financing mechanisms for placing existing overhead utility lines underground (30,31).

Policy 3: Minimize the visual impacts of hill-slope developments (30).

Action 3.1: 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 (30).

Action 3.2: 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 (30).

Action 3.3: Work with the USFS and June Mountain Ski Area to minimize the visual impact of new ski area development (30,31).

OBJECTIVE C

Promote the maximization of scenic views from commercial establishments, where effects on viewsheds are minimal or can be mitigated (30,32).

Promote scenic views from commercial establishments.

Policy 1: Promote locating developments to maximize scenic views, while minimizing the effects on the surrounding environment (30,31,32).

Action 1.1: Review development plans for viewsheds from projects and from vantage points overlooking the proposed projects during the planning permit process (30,31,32).

Action 1.2: Where feasible, work with developers to visually screen or otherwise minimize scenic impacts of developments (30,31,32).

OBJECTIVE D

Visually link the districts of the June Lake Loop while retaining the continuity and compatibility of an individual district's visual identity and providing for change (32).

Visually link June Lake's community areas.

Policy 1: Promote the usage of design measures that visually enhance the Loop's character, yet provide for diversity within individual districts (30,32).

Action 1.1: 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 lampposts, or vegetation that utilize similar shapes, materials, colors and styles (30,32).

Action 1.2: 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 (30,32).

Action 1.3: Maintain the "intimate" or pedestrian scale of June Lake's built environment in all districts (30).

Policy 2: Establish the visual identity of each district (32).

Action 2.1: Promote the use of both simple and complex 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 (32).

Policy 3: Promote transitional designs in neighboring developments to maintain the identity of individual districts (32).

Action 3.1: During the planning permit specific plan and Redevelopment 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 (32).

Action 3.2: During the planning permit specific plan and Redevelopment 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 (32).

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