

To: Mono County Planning Department  
Planning Division  
P. O. Box 347  
Mammoth Lakes, CA 93546

December 7, 2007

Subject: Public Comment Regarding the June Lake Rodeo Grounds Proposed Specific Plan Environmental Scoping

Exhibits: (1) Letter to Bureau of Land Management, Edward Hastey, State Director, CA-23710, 5430, dated December 6, 1990 from Carl Tompkins, Director, Lands and Real Estate Management, page 2, paragraph (E)

Exhibits: (2) Land Patent 04-91-0013, Serial No. CACA 27483, Vol. 0577, page 183, dated January 24, 1991, signed by Nancy Alex, Chief, Lands Section California State Office, page 2, last paragraph

I attended the subject meeting on December 4, 2007, voiced several issues and herein submit my environmental related issues that I believe need to be included in the forthcoming Environmental Impact Report (EIR):

1. **Building Heights Limits:**

In general, the County Planning Division shall insist that the Rodeo Grounds developer comply with the specifics outlined in the June Lake 2010 Area Plan, the current General Plan and the June Lake Design Guidelines. These plans were developed by the Mono County Supervisor for June Lake, the President of the Citizens Advisory Committee, the Intrawest Vice President and numerous other community leaders and members. These plans were also approved by the Mono County Board of Supervisors.

Provisions of these plans, including building height limits of 35 feet for residential and 60 feet for commercial, shall be strictly adhered to. Additionally, the June Lake Coalition votes, also approved by the Mono County Supervisors, limited building heights to 60 feet.

It appears that the carefully designed building height limits contained in these plans are supported by both political and community members and shall not be compromised for a developer by the county.

2. **Historic Site:**

The Rodeo Grounds is a historic site where both Native Americans and later, early settlers, convened rodeos and fandangos in the adjacent meadow and hillside areas.

The planned Rodeo Grounds project, although not directly in the old rodeo arena, because of its close proximity, poses a serious threat to the historic well being of this sacred place.

Major precautionary efforts need to be designed to protect this area from destruction and possible future sanctuary or exploration.

3. **Aircraft/Helicopter Safety:**

The June Mountain Ski Area parking lot is utilized as a heliport for training and rescue efforts. Adjacent high buildings and the proposed over-the-highway gondola may pose serious safety issues for airport landings and take offs and needs to be reviewed and approved by the Federal Aviation Authority. This issue was presented by a member of the Citizen Advisory Committee last summer.

4. **Public Access to Gull Lake:**

Assure compliance with exhibit (1) and (2) that states “Reserving of the United States and its assigns, a right-of-way for an existing road known as Gull Lake road, Forest Service number 2S35... and runs toward Gull Lake.”

The United States and the public have been guaranteed access to Gull Lake in accordance with exhibits (1) and (2).

5. **Construction Caused Road, etc. Damage:**

I am aware of law suits, like one at Copper Mountain, Colorado, wherein the developer promised to repair all damages resulting from construction and then reneged. The County shall take proactive precautions to prevent possible costly future suits.

I suggest that the developer will be required to fund an assurance type bond in the amount of at least \$20 million before the project is approved to cover all, after constructions repairs.

6. **Construction Worker Housing:**

Where will all of the construction workers be housed? According to the developer, construction will take between five and fifteen years. Provisions need to be arranged to provide for this tremendous increase in workers on the immediate area and all services.

7. **Hospital:**

With a development project this large, what is the plan for hospital and emergency care for a larger population?

8. **USFS Land Access:**

In addition to paragraph (4) above, the public shall be granted right-of-way access to other historic trails to the Gull Lake area and to the Snow Ponds on Reversed Mountain starting on the northwest portion of the Rodeo Grounds property.

9. **Quantity of People/People at One Time (PAOT):**

I have heard a PAOT of 2,600 to 7,400 for the Rodeo Grounds project. Considering the small population, of approximately 500 people, in June Lake, and given the delicate limited resources throughout the June Lake Loop, these tentative quantities appear to be significantly too high for this area. The county shall evaluate the quantity of people that the Loop can accommodate without destroying Loop resources. Additionally, there is a lot of new construction both in process and planned for available property. These calculations need to be incorporated into the entire buildout calculations.

10. **Sewage Impact On Mono Lake:**

The County shall conduct an analysis to determine the impact of increased processed sewage on Mono Lake. It is well known that Mono Lake has no outlet or flowing water that would help filter grey water.

11. **Sewage Expansion Impact On Paiute Gravesite:**

I understand that there is a Paiute Gravesite located adjacent to the existing sewage line in the general proximity of the sewage plant area. This line will undoubtedly need to be enlarged to accommodate planned buildout and the Rodeo Grounds project.

Native American involvement and authorization shall be obtained prior to and during any surface or sub-surface ground-disturbing construction.

12. **Financial Impact to Property Owners:**

The County shall guarantee, in writing, that no costs; utility, taxes, etc. will be levied on property owners to cover any expenses caused directly or indirectly by the Rodeo Grounds developer or development.

13. **Legal Liability:**

What is the legal liability of the Mono County Planning Division, Mono County Supervisors or other government personnel who approve Rodeo Grounds project parameters that are not consistent with the June Lake 2010 Area Plan, General Plan or the June Lake Design Guidelines?

14. **Future Legal Liability:**

What is the legal liability of the Mono County Planning Division, Mono County Supervisors or other government personnel who approve Rodeo Grounds project parameters that cause degradation of the June Lake Loop stream and lake waterways and dependants and community members and property?

15. **Construction Noise:**

Mono County shall ensure construction work shifts comply with the normal single shift, 5 days a week schedule. This is believed to be 7:00AM to 4:00PM, five days

per week. Night shifts and weekend work shall not be approved to afford residents and property owner's quiet/non-life style interference time.

16. **Siltration:**

Given the past need to dredge Silver Lake of accumulated silt and sand buildup, probably caused by upstream construction, the County shall design siltration preventive measures to prevent further build-up.

Normal siltration prevention systems including sand traps and settling ponds, that can be dredged removing and relocating sand and siltration, shall be constructed.

17. **Mature Trees:**

I have heard that several Jeffery Pines located in the planned Rodeo Ground area are between 250 and 350 years old. What is the County's plan to guarantee that these historic trees are not removed and will be protected for future generation enjoyment?

In closing, I sincerely hope that the County and the Board of Supervisors, when making their recommendations and authorizations, do not forget why they are in their respected positions and who they are representing. Their decisions will not only affect the current state of June Lake but will have a major irreversible impact on future generations in the area.

Respectfully,

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