

In The Loop

Welcome to the summer publication of the "June Lake Advocates Newsletter": "In The Loop." We hope that our newsletter helps keep you informed and active in our growing organization.



June Lake Rodeo Grounds Status

Intrawest, on July 5, 2005, received authorization by the Mono County Board of Supervisors to proceed with a contract with a water consultant, ECOLOGIC. ECOLOGIC has several tasks:

A. Determine the amount of water that the Intrawest project will use utilizing modern water savings systems for inside and outside vegetation needs.

B. Review existing records to determine JLPUD water rights, yield estimates and surface water resources.

If the study reveals that significant environmental impacts can not be mitigated below significant levels, ECOLOGIC is to draft a statement of Overriding Considerations setting forth overriding social, economic, legal, technical or other beneficial aspects that out weigh unavoidable adverse environmental impacts.

The JLA Board of Directors has authorized our expert water hydrologist and legal counsel to coordinate with ECOLOGIC on this study.

The Planning Staff has stated that Intrawest will be submitting a revised application for 499 units and 60 feet high buildings.

JLA Activity and Thanks: Our Year in Perspective

To all current and future members of the June Lake Advocates:

First, we thank those of you who have shown continuing support of JLA by renewing your membership. Second, we would like to welcome and thank those who have recently joined the JLA for your interest in preserving the quality and beauty of the June Lake Loop. Third, we urge those of you who have not yet renewed your membership to please consider doing so in the near future. We need your financial support to be ready to meet the challenges that Intrawest may throw our way. And finally, we respectfully request those who have not yet joined the JLA to review our information in our Newsletters and website and consider becoming a part of this strong, growing citizen's organization to help preserve the June Lake Loop.

Keep in mind that the June Lake Advocates are not saying "NO" to development in June Lake. We are merely saying "HOW" and asking developers to follow the guidelines set forth in the to be issued EIR; to take the wishes of community members into consideration and to maintain the essence of June Lake—its natural beauty and its small-town atmosphere.

(Continued on page 4...)

The June Lake Advocates Newsletter

Volume 2, No. 2

Summer, 2005

"OPEN JLA MEETING INVITATION"

The June Lake Advocates extend an invitation to an information meeting open to the public on September, 3, 2005, at the June Lake Community Center at 7:00 P.M.

PROPOSED UPDATE TO JUNE LAKE TRANSPORTATION PLAN

The above plan was forwarded to property owners for comments and after extensive review and discussions with numerous JLA members, our comments were presented to the Planning Department and Citizens Advisory committee (CAC). No significant concerns were voiced by the CAC. The Planning Department incorporated most of our positive comments. However, at the August 2, 2005 CAC meeting, Rob Morgan, Business owner – cement/snow removal who has contracts with Intrawest, speaking for the CAC, said that none of the JLA recommendations will be incorporated into the updated transportation plan. Our County Supervisor and owner of the Gull Lake Motel, Vikki Magee-Bauer, was present. Following are some of the significant clause excerpts that the CAC has incorporated into the Transportation Plan that the JLA has concerns with:

MORE REASONS WHY JUNE LAKE SHOULD STAY THE SAME

The following is a reprint of an article "READY TO GET AWAY? 10 Perfect Escapes for a Summer Weekend" from Life American Weekend Magazine, dated June 24, 2005, By: Greg Melville
BEST LOW-KEY ADVENTURE TOWN - June Lake, California

Tiny June Lake may sit on the side of a mountain, but no one will ever mistake it for Lake Tahoe. This village of 600 consists of a humble cluster of delis, restaurants, general stores, sport shops and inns. What makes June Lake a great town is its world-class location: in the middle of a chain of four lakes in the Eastern Sierra. ***Its decidedly non-resort attitude makes it an appealing – and affordable – alternative to the better-known (and vastly more crowded) Mammoth Mountain resort, just 20 minutes to the south. (JLA Emphasis)*** "I like June Lake's small-town atmosphere," says Kirk Maes, a heli-ski guide in Alaska who spends nine months of every year here. "The mountains are in-your face." June Lake is a prime place to mountain-bike, paddle, sail, fly-fish, hike, or rock-climb, and it's short drive from the John Muir Wilderness and Yosemite National Park, two superstars of the American outdoors. Stuck with a rainy day? Send everyone off to the gold-mining ghost town at nearby Bodie State Historic Park. And pack your alarm clocks-June Lake's the kind of place where almost everybody hits the sack early to get a jump on the next day.

(See page 4 for the article...)

1. Where feasible implement fees and tax initiatives for roadways, parking areas, etc. (Objective A, Action 1)
2. Construct streets, parking areas and acquire property. If sellers are not willing to sell, the County may pursue condemnation to acquire property. (Objective C, Action 1.1 and Objective J, Action 4.1)
3. If redevelopment proves unfavorable to the community, consider using the Specific Plan process to coordinate improvements. (Objective C, Action 3.3)
4. Investigate feasibility of an overhead lift into June Village from June Mountain. (Objective H, Action 3.2)
5. Support the expansion of the Mammoth and Lee Vining Airports. (Objective I, Action 4.1 and 4.3)
6. Use the 2001 Trails Plan not the community developed 2003 Trails Plan. (Objective M)

Following are the Citizens Advisory Committee members appointed by the County Supervisor:

Jerry Allendorf – Assistant Fire Chief
Dale Bromberger – Business Owner – June Lake Motel
Chris Elam – Property Owner
Bonnie Freer – Property Owner
Rob Morgan – Business Owner – Cement/Snow Removal
Dan Roberts – Business Owner – EasternSierra.Net
Carl Williams – Manager of June Mountain Ski area. Employee of Intrawest.

WATER (HYDROLOGIST) EXPERT RETAINED BY JLA

Since Intrawest has initiated a partial water study, required by State Law SB610, and since water availability and consumption are such a major concern for the community and visitors, the JLA has retained a local expert hydrologist Sue Burak. We are fortunate to have the services of Sue to monitor current research and conduct analysis to accurately determine usage and availability of local complex water systems.

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June Lake, CA 93529

jlamembers@cs.com
www.junelakeadvocates.org

NEW JLA BOARD OF DIRECTOR MEMBER - BILL WAITE

We are proud to select a new member to the JLA Board of Directors, Bill Waite. Bill, a long time resident and business owner, has recently served on the Mono County Planning Commission, June Lake Citizen Advisory Committee and other community organizations too numerous to mention. Bill will bring extensive knowledge and experience to our growing organization.

June Lake Advocates' Mission Statement: To ensure that the community of the June Lake Loop develops into a moderately- sized year-round community that preserves the existing natural environment, mountain lifestyle and ambience of the area. This will be accomplished in accordance with the wishes of the members, property owners, residents and businesses and in conformity with Mono County General Plan, June Lake Area Plan (JLAP) and past precedent in existence at the time of the formation of the June Lake Advocates.

SALE OF MAMMOTH MOUNTAIN - MAMMOTH TIMES

As you probably know Dave McCoy put Mammoth Mountain up for sale earlier this year. To date only rumors have been circulated about potential buyers. We will notify you when information is formally released.

*"...we are not saying NO;
...we are only saying HOW.*

-JLA.

Monthly Calendar of Mono County and June Lake Meetings

Body	Day/Time	Place
Mono County Board of Supervisors	First three Tuesdays, 10 a.m.	Courthouse, Bridgeport
Mono Co. Planning Commission	Second Thursday, 10 a.m.	Courthouse, Bridgeport
June Lake Citizens Advisory Committee.	First Tuesday, 7 p.m.	June Lake Community Building
June Lake Fire Commission	Second Tuesday, 7 p.m.	June Lake Fire Station
June Lake Public Utility District	Second Wednesday, 7 p.m.	June Lake Fire Station
June Lake Chamber of Commerce	Second Wednesday, 9 a.m.	Varies: call 648-7584

WRITE YOUR COUNTY SUPERVISORS

Members wanting to write our county supervisors have requested their addresses. Handwritten letters are known to have the greatest impact on county officials, followed by typed letters, and then email. The addresses are:

Last Name	First Name	Email Address	PO Box	City	State	ZIP
Cecil	John	jcecil@mono.ca.gov	PO Box 654	Bridgeport	CA	93517
Farnetti	Tom	tfarnetti@mono.ca.gov	PO Box 1237	Mammoth Lakes	CA	93546
Hunt	Byng	bhunt@mono.ca.gov	PO Box 2648	Mammoth Lakes	CA	93546
Hazard	Hap	hhazard@mono.ca.gov	PO Box 554	Mammoth Lakes	CA	93546
Magee-Bauer	Vikki	vmageebauer@mono.ca.gov	PO Box 25	June Lake	CA	93529

Where Donations to JLA are Allocated

- Mailing, postage, envelopes and printing for non-email addresses:

Paid with donations

- Shute, Mihaly & Weinberger (Initiative and Referendum Process):

Paid with donations

- Hydrologist

Paid with donations

- Stanford Law School:

None

- JLA Board and Members expenses:

None

- Newsletter and bulletin preparation:

None

- Other costs:

None

Thanks for your personal time, expense, and support to preserve the June Lake Loop!

Your Letters Make a Difference!

Current Board of Directors/Officers:

Scott Davis – President/Chairman
Ricky Graham – Board Member
Al Heinrich – Board Member
Craig Meinhard – Board Member
Blake Sible – Board Member
Bill Waite – Board Member
Dorothy Burdette – Secretary
Jean Dillingham – Treasurer
Mary Meinhard – Legal
Lee Vorobyoff – Membership

Outreach

We continue to correspond with various News media agencies, public and political officials addressing JLA's concerns in regards to the Rodeo Grounds Project. We encourage you to express your views and opinions in writing to your representatives and the Mammoth Times.

Advocates Advisory Board

Ron Gilson – Advisory Member:
Maynard Jenkins – Advisory Member
Andrea Lawrence – Advisory Member
Dan Mazmanian – Advisory Member
Kirk Stapp – Advisory Member
Jil Stark – Advisory Member

Membership Update

As of 25 July 2005 the June Lake Advocates has 469 members (51 new members since our previous newsletter. As always we encourage everyone who reads this newsletter to join our ranks. Our strength is in our numbers. You can join the JLA by filling out the membership form found within this newsletter or you can obtain a form from our web site

www.junelakeadvocates.org

WHAT HAPPENED? WHERE'S THE MAMMOTH MONEY?

The following are excerpts of an article from *The Sheet*, dated March 12, 2005: By: John H. Cunningham

The JLA has been vigilantly voicing our concerns that property owners don't want to be burdened with paying for infrastructure expansion created by developments.

Like other southern California developments the developers should pay for necessary modifications. Upgrades to support water and sewer demands alone will probably exceed \$20 million.

The surplus TOT (bed tax) revenue projections for the Intrawest development projects were grossly exaggerated. Instead of a huge surplus the town is now running a deficit. Will the deficit increase as we have more development? Mammoth is now planning to borrow large amounts to provide amenities that were expected to be paid by the surplus. It is time to stop, take stock, and develop responsible growth and fiscal policy.

When Intrawest was making its plans for development at Mammoth two different financial projections were prepared, one contracted by Intrawest (RSG), and the second (supposedly independent) Fraser study contracted by the Town. Both spread the proposed development over time, assumed average occupancy rates and room rental rates, and projected increased incremental TOT income over time. Both used Intrawest estimated high occupancy rate, 50% vs. the 35% experienced by the Town. They differed in their estimate of additional expenses incurred by the town as a result of the development. The good news! Both studies projected huge TOT surpluses.

My, what wonderful news! The surplus was almost as big as the town's budget. Great projects! Good for the Town. The Town fathers were ecstatic.

How could we spend that much money? A process started to assess both the Town's desire for capital projects (a new police and fire stations, maintenance of roads, sewers, etc.) and

a list of amenities desired by the citizens (read various special interest groups). Finally there would be plenty of money. Everyone's wishes were to be granted.

It was during this period of euphoria that Intrawest requested, and was granted, major concessions from the Town's building code. Building height was increased and setbacks reduced... Parking requirements were cut in half, as was required space for snow storage, and required open space and recreational space were replaced with in-lieu fees. Required workforce housing was delayed. The Town agreed to subsidize 60% of the Developer Impact Fees, asking them only to pay 40% "Give them what they want. They know what they are doing."

Where are we now? Intrawest planned to add 40% to Mammoth's bed base. They have completed just about half of their planned 2000 units. At this point we were promised surplus revenue of \$4.5 annually.

What happened? Where is the Surplus TOT?

The revenue is much less than anticipated due to lower occupancy, and somewhat delayed building, and the *expenses* have *skyrocketed*. Way beyond what was projected. The Town's budget was -\$6M in 90, and has grown to -\$12M this year.

The Town is operating at a *deficit* of \$730K this year, projected to be \$813K next year, and \$356K the following year. This despite a 20% increase in the TOT Tax rate (from 10% to 12%).

We have seen this before. In the early 90's revenue growth flattened out for a few years. A panic ensued. Layoffs occurred. It was all blamed on no growth, and the Town "stakeholders" insisted revenue had to grow for the Town to prosper. *Big Growth* became the goal. Grow as fast as possible.....To build out....Then what? Zero Growth?

Because the Intrawest projects have so-far failed to create the anticipated TOT revenue increases the Town is looking at future tax increase and bond issues to meet the budget shortfall, and to supply amenities being demanded by special interest groups.

The new development has increased the Town's population and need for services. The surplus revenue have not materialized. Instead of having huge surpluses we are borrowing from our reserves to pay current expenses and our taxes are being raised. Where does this spiral lead us? Other communities that opted for fast growth have experienced the same problems. The residents ended up subsidizing the developers, instead of the other way around.

Right now business is good, growing at about 6.5% per year. Let's start controlling the unsustainable growth of expenses and debt, and instead pay off debt and build reserve to protect us from the inevitable drop in the business cycle. Large loan payments become a killer when business flattens or drops. Let's restrict the amenities to those that can be paid from the upcoming developer impact fees.

MORE PAIUTE HISTORY

Records and interviews indicate that Paiute members along with Western Sierra tribes met at Fandangos (get together socials) at the June Lake Rodeo Grounds throughout the 1800's and early 1900's and inhabited the area as early as 10,000 years ago.

According to early historical stories the world, as they knew it, was covered with water except for Black Mountain that evolved into large areas of land.

Paiute territory extended from Olancho north to the Colorado River and from the west coast to eastern Nevada. Tribes were located in Bishop, Mono, Yosemite, Fallon, Lovelock, Western Sierra Nevada, Black Rock, White Mountain, Olancho, Big Pine, Independence, San Francisco, Mammoth, Deep Springs, Fish Springs, Hine's Spring, June Lake, Red Meadows, Lee Vining Creek, Mt. Whitney, Monachi and Coso Springs. ("Myths of the Owens Valley Paiute", by Julian Steward.)

Anthropomorphic figures discovered in the Coso Range in 1968 by the Baird and Pringle exposition, have been dated between 500 B.C. to 500 A.D.

June Lake Advocates Membership Renewal Form

Detach and mail with your information and dues:

Yes, please enroll/re-enroll me as a member of the June Lake Advocates. I am enclosing annual membership dues in the amount checked below:
 \$10 _____ \$15 _____ \$25 _____ \$50 _____ Other Amount \$ _____

Name: _____ Email Address*: _____

Preferred mailing address: _____

Please mail this form to **June Lake Advocates, PO Box 610, June Lake, CA 93529**

**Membership
Renewal**

* Your email address is very important to us in helping keep postal costs down. We will keep it confidential and use it for JLA business only.

“JLA, Activity, Thanks, and Perspective,” (continued from page 1...)

To this end, the JLA was busy in its first year:

- we conducted a survey of June Lake Loop property owners to determine their views on the building height proposal for the development in the Rodeo Grounds Parcel by Intrawest. The overwhelming 92% majority of respondents felt that Intrawest must be held to the 35 foot height limit written into the June Lake Loop Area Plan

- we took the survey to the June Lake Citizens Advisory Committee, which gave it a cool reception and refused to commit to the wishes of the majority of homeowners in its planning decisions concerning the Rodeo Grounds. Over a period of several months, and with the support of JLA members and supporters, we were able to obtain a commitment from the CAC to adhere to the Area Plan

- we appeared before the Citizens Advisory Committee, the Mono County Board of Supervisors, and representatives of federal, state, and local agencies to explain JLA objectives

- we submitted specific concerns about the Intrawest project at a hearing held for public input on its environmental impacts

- we were influential with other agencies in approving a panel of consultants from which Intrawest would select the consultant to write the Environmental Impact Report

- we conducted membership drives, resulting in close to 500 members and significant resources to fund initial phases of our objectives

- we organized a legal team to advise us on the proposed development of the Rodeo Grounds that includes the Environmental Law Clinic of the Stanford Law School and the law firm of Shute, Mihaly & Weinberger LLP, and furthermore obtained the services of a Sacramento lobbyist Cassie Gilson to advise us on communication with public officials

- our actions contributed to Intrawest's decision to withdraw the General Plan Amendment portion of their application that would have exceeded by 55 feet the General Plan's height limit of 35 feet (90 feet was proposed).

You can also contribute your time. While we have brought together a dedicated group of individuals to serve on the Board of Directors, the Advisory Board, and the Outreach Committee, we still need additional direct support personnel.

Specifically, we need a Secretary to take minutes of our meetings and handle a modest amount of meeting correspondence.

We also need people to attend, monitor and document proceedings of regular meetings of local agencies for any information that may be of interest to JLA members, to include the June Lake Citizens Advisory Committee, the

June Lake Public Utility District, the June Lake Fire Commission, the June Lake Chamber of Commerce, and the Mono County Planning Commission and Board of Supervisors. You may volunteer for as little as one meeting per month.

Sincerely,
June Lake Advocates Board of Directors

“Best Low-Key Adventure Town,”
(continued from page 1...)

LOCAL DELICACY: A burger with homemade chips at the TIGER Bar & Café (www.thetigerbarcafe.com). DON'T FORGET TO: Drive the spectacular June Lake Loop—a twisting 14-mile route that winds around the four lakes. SLEEP HERE: The rustic, 60-room Boulder Lodge overlooking the indigo-blue water, about a quarter mile from the village, is clean, family-friendly, and inexpensive—in a million-dollar setting (\$85: www.boulderlodge.net)

Shopping in June Lake

The next time you need a birthday gift, an anniversary gift, or you're simply shopping for the holidays, take a stroll down the main street of June Lake for inspiration. For a small town we have an amazingly wide choice of merchandise for everyone on your gift list. In addition to finding truly unique pieces of art, June Lake memorabilia or necessary items of clothing and equipment for the outdoor life for your loved ones, shopping in June Lake is a surefire way of doing your “bit” to keep the economy of our little town healthy. Think about it – some say that June Lake will never have a viable local economy without massive growth and development. Quite the opposite could easily be accomplished if we did our gift and personal needs shopping in June Lake instead of spending our money elsewhere. OK—there are needed items that cannot be found in June Lake, but what a wonderful thing we could accomplish by simply purchasing items that are available.

First on the shopping list are our five marina shops--**Big Rock Resort, June Lake Marina, Gull Lake Marina, Silver Lake Resort,** and finally **Grant Lake Marina**. Each marina has a shop filled with fishing gear (plus some good advice and information), June Lake memorabilia, and in the case of Silver Lake's store, they offer up a wide variety of mountain and cabin inspired giftware.

We'll begin our shopping tour of Main Street starting at the east end of town with **Rainbow Ridge Gift Shop** loaded with hand made items. Across the street is the **Video Rental** place where there are tapes and cds for sale; you can also get a pretty accurate movie review. The next stop is **Ernie's**, a stable institution in June Lake for longer than most people can remember.

Sports equipment, clothing, souvenirs and a great staff to assist you. **Horseshoe Canyon Gallery** is located down a driveway between Ernie's and the Sierra Wave where you'll find the most amazing assortment of pottery you're likely to see anywhere. Objects of fine art and/or utilitarian workhorses are available. And then there's the **Sierra Wave** with a wide assortment of flags, t-shirts, June Lake memorabilia—there is truly something for everyone in this fun shop. The **Tiger Bar** has hats and t-shirts with their logo.

Our little gas station offers up two shopping experiences -- **Living Wood Gallery** with woodcarvings that could easily grace any interior design style. In addition lamps, stained glass, and other accents for your home are available. In one corner is a delightful collection of “slightly” antique pieces. **Cathy's Candy** – need we say more? But in addition to the incredible chocolates, shopping opportunities abound -- Christmas is celebrated every day of the year with ornaments, books, and stuffed animals. The **June Lake General Store** is next, stocking just about anything anyone could ever need—aside from a wide range of food items, here you will find seasonal sporting equipment, t-shirts, hats, books, games and toys for the children, and electrical and plumbing needs. **Trout Town Joe's** has a small gallery filled with Gloria's watercolors of the local area. Additionally she carries photographs, jewelry and Joe's logo items. **Classy Cottage** follows. Salon and spa treatments are enhanced by beauty items and a large collection of jewelry.

At the far end of town is **Moonshadow Gallery**, which can easily rival those in much larger towns. This gallery offers a wide assortment of arts and craft items created in the USA that would satisfy even the most discriminating collector. Next door is a new shop—**The Loop** – a delightful assortment of antiques, art, collectibles and other fascinating items. Further on down canyon is the **Fern Creek Resort Store** – many food and fishing items. The **Double Eagle Spa** has wonderful exercise wear, and items to keep you and your friends beautiful and healthy.

And have we mentioned the eating establishments in June Lake? The June Lake Junction Deli and Shop, the Sierra Inn, the Tiger Bar, Trout Town Joe's, the Alpine Deli and the coffee shop across the street, the Carson Peak Inn, the Double Eagle Restaurant, and on down canyon to the Silver Lake Café. A gift certificate from any of these remarkable eateries always makes a wonderful and appreciated gift, not to mention that treating yourself to the diverse and unique menus available is always a pleasure.

June Lake's businesses are a remarkable resource for your shopping and gift needs. Try it, you'll like it and so will the merchants in our beautiful little village.