

In The Loop

Welcome to the spring publication of the "June Lake Advocates Newsletter" We hope that our newsletter helps keep you informed and active in our organization.

The June Lake Advocates Newsletter

Volume 4, No.1

Spring, 2007

JUNE LAKE COALITION SUMMARY -Board of Supervisors Vote

On April 17, 2006, Vikki Magee-Bauer, Mono County Supervisor, stipulated the rules and that the June Lake Coalition's mission is "to find a way to balance economic viability and protect our environment...." The Coalition, however, was subsequently directed to vote on the size of the Intrawest Rodeo Grounds project, while not addressing the basic viability or considering the impacts resulting from required infrastructure changes to support the project.

The Coalition membership, selected by the Supervisor, appeared to be heavily weighted in favor of a large Rodeo Grounds Project. The 11-member Coalition consisted of three members that were employees of Mammoth Mountain Ski Area, June Mountain Ski Area and Intrawest. Four other members were local business owners or operators. These seven members recommended 900 units with a building height of 60 feet --more than the 499 units proposed by Intrawest. Nine hundred (900) typical size units will exceed population density in the Area Plan.

The remaining four voting members were the General Manager of the June Lake Public Utilities District (JLPUD), two JLA members, and a resident from Mammoth Lakes. The latter member abstained because he said that he didn't live in June Lake. He did say that he did not want June Lake ruined like Mammoth and if he voted it would be for less than 900 units. The JLA and JLPUD members voted for a smaller-sized project.

It is important to note that the manager of the JLPUD stated that the utility district is concerned that more than 350 units could exceed the amount of water resources available in the June Lake Loop. See Ecologic Water Study on page 3 for additional details.

The JLA's request to make a presentation at the BOS meeting was denied by Supervisor Bauer and comments were limited to 3 minutes.

Considering the vote, 7 for a development much greater than that proposed by Intrawest, 3 for a scaled- down project, and 1 abstaining, the following was the outcome of the Board of Supervisor review, Minute Order M06-176: 1) "The Board agrees to uphold the June Lake Area Plan and the Coalition 's recommendations with great consideration and forethought given to future water users and environmental protection. 2) That the Board, Staff and CAO

give transient occupancy beds and affordable housing the highest priority when considering proposed development in June lake and discourage proposals for development that do not meet the needs of the community. 3) Direct Staff to seek grants for and determine the cost of a county sponsored specific plan for the Rodeo Grounds that reflects the community's values and preserves the economic vitality of the community and June Mountain. 4) Investigate adoption of land-use regulations that establish minimum density and/or priority use on all land left available for development in June Lake ".

It should be noted that the Board of Supervisors voted to direct staff to seek grants for a county sponsored specific plan for the Rodeo Grounds. The County's Planning department requested funds from Intrawest in November 2004 for the same study and Intrawest has yet to provide funds. The question is: Is it appropriate for the County to fund this plan with taxpayers' money, when it is clearly for the benefit and profit of Intrawest? It can be argued that the Intrawest development may provide increased revenues to some local merchants, but this has yet to be validated, and future tax increases may result from infrastructure improvements for water, power, sewage processing, etc. to support the development.

Why did Supervisor Bauer curtail normal protocol of holding open forums with the CAC, Planning Commission and Public and go directly to the BOS? How did the BOS make a decision to support the Coalition without giving serious consideration to the letters written in concern and opposing public comments?

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JUNE LAKE RODEO GROUNDS PROJECT UPDATE

Mono Planning Department, Feb. 1, 2007

The first phase water study for the project has been completed. A copy of the study has been posted on the Mono County Website. The water study is intended to help meet the requirements of SB610/221 and for inclusion in the environmental documents. The study evaluates the "July 2005" proposal by Intrawest to develop nearly 500 residential units (499) and up to 30,000 square feet of commercial space on the 90-acre parcel in June Lake.

Intrawest has drilled two exploratory wells on its property. Results indicate that water quantity is good and water quality is good except arsenic levels exceed standards. ECO:LOGIC is now analyzing the well water and other water sources in the vicinity to help determine if there are connections among the water sources. This includes chemical / isotopic evaluation. Water samples have been acquired as of 1-25-07; results are expected within a few weeks.

Intrawest has yet to submit a complete application and the project has not been accepted by the County for processing, pending submission of additional details (e.g., housing plan). The primary environmental consultant has not been hired, as funding for the Specific Plan and EIR (requested November, 2004) has yet to be received from the applicant.

MESSAGE FROM NEW PRESIDENT Al Heinrich

The Heinrich family has been coming to this area since the late 20's, and I have been vacationing in June Lake for over fifty years, have owned a home and property here for over 25 years and have lived here full time since retiring six years ago. Last year, our sixth generation family member caught her first fish in the Loop.

I am committed to preserving the natural resources in the Loop for future generations, and working to ensure that development does not exceed resource capacity and is not detrimental to the current environmental conditions sustaining the core of our economy and recreational fishing.

We have an extensively diversified growing organization striving to ensure that legal regulations are complied with and that our water, traffic and ecosystem resource concerns are protected.

MEMBERSHIP Update

Membership is strong and the need is even greater as development and financial interests continue to challenge the serenity of the June Lake Loop. We currently have 576 members, as of December, 2006, which is an increase from 531 from our last Newsletter. These are people, like you, who have joined us over the years in the interest of preserving that which has attracted them to recreate and/or live in the June Lake area. As always, membership is free, as what is valued most is your commitment to preserve the beauty and character of June Lake. However, as with any non-profit interest group, donations are always needed, appreciated and welcomed to help defer costs of legal counsel, mailing and other supporting costs. We do not currently run an organized annual fund-raising campaign; however annual donations will help us continue to accomplish our goals. Perhaps equally important is the need for any amount of involvement members can contribute, such as with the recent letter writing campaign. Other areas of involvement could include, but not be limited to, researching of relevant issues, brainstorming for possible ideas to help the cause, spreading of the "word" to other potentially interested individuals and organizations, enhancement of relations among conflicting parties, and as always, attendance at critical public meetings. Thanks to all of you, and be assured that as your representative, we will continue the fight to preserve the Loop!

Also if you have changed your email or residential address please send the updated information to us via mail or email at:

Mail
June Lake Advocates
P. O. Box 610,
June Lake, CA 93529

Email – junelakeadvocates@gmail.com
or k9lover@earthlink.net

WANT TO GET INVOLVED?

Do you want to get involved? Help the community? Be informed about local issues? Contact us at junelakeadvocates@gmail.com. We also welcome any ideas that may help the JLA achieve their mission.

Your Letters Make a Difference!

WRITE YOUR COUNTY SUPERVISORS

Members wanting to write our county supervisors have requested their addresses. Hand written 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
Farnetti	Tom	tfarnetti@mono.ca.gov	PO Box 1237	Mammoth Lakes	CA	93546
Hunt	Byng	bhunt@mono.ca.gov	PO Box 2608	Mammoth Lakes	CA	93546
Hazard	Hap	hhazard@mono.ca.gov	PO Box 554	Mammoth Lakes	CA	93546
Magee-Bauer	Vikki	vbauer@mono.ca.gov	PO Box 25	June Lake	CA	93529
Reid	Bill	breid@mono.ca.gov	PO Box 237	Bridgeport	CA	93517

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.

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

NEW BOARD DIRECTOR, ADVISOR

The Board of Directors of the June Lake Advocates would like to welcome Charles Burdette as a newly appointed member of the board. Charley has been a full time resident of June Lake for more than 27 years. A long time resident who has lived in June during the lean and prosperous years and has witnessed many changes within June Lake, he will provide helpful insight into the community needs and concerns.

The Board of Directors would also like to welcome Hal Arbogast as a member of our Advisory Board. Hal has been visiting this area for over 30 years. A recent retired Aeronautical Engineer, Hal has offered his services to assist JLA in our continued endeavor and is committed to achieving our Mission Statement.

Current Board of Directors/Officers:

- Al Heinrich** – President/Chairman
- Charley Burdette** –Board Member
- Craig Meinhard** –Board Member
- Igor Vorobyoff** – Board Member
- Dorothy Burdette** – Secretary
- Patti Heinrich** –Treasurer
- Mary Meinhard** – Legal
- Ann Tozier** – Membership
- Jean Dillingham** – Environmental Liaison

RICKY GRAHAM PASSING

We are sad to report that Ricky Graham, JLA Vice President and one of the founding members, long time resident of June Lake and a loving father passed away last Spring. Ricky's commitment and beliefs in the June Lake area were evident in everything he did. He was passionate about maintaining this area's beauty and uniqueness and wanting to keep June Lake scenic and pristine, not only for his daughter and family, but for future generations. His passing is a great loss and void to all that knew him. The June Lake Advocates will continue our endeavor with the same commitment as Ricky's. Ricky will be deeply missed but not forgotten.

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

-JLA.

Advocates Advisory Board

- | | |
|------------------------|------------------------|
| Hal Arbogast | Ron Gilson |
| Maynard Jenkins | Andrea Lawrence |
| Dan Mazmanian | Kirk Stapp |
| Jil Stark | Bill Waite |

ECO:LOGIC PARTIAL WATER STUDY

Mono County has stated that there is insufficient information available for anyone to conclude that there are enough water resources in the June Lake Loop to support the Rodeo Grounds project. The study will be completed during the EIR process. Per law, if the ground water is flowing it is not considered additional water and usage may draw down lakes and streams. Please note that the initial study was based on only 499 units.

The following are disconcerting statements regarding water-related issues extracted from the ECO:LOGIC study and County documents:

- **Water Quality:** "All alternatives that call for additional development pose the risk of degrading the Loop's water quality and negatively affecting the Loop's fishing opportunities. ... Larger areas of impervious surfaces cause higher levels of stormwater and snowmelt runoff and could cause erosion and sedimentation of water bodies. Increased sedimentation of water bodies could also be caused by higher usage of sensitive creek and lakeshore areas by people attracted by new development." (EIA, page IV-56)
- "Local and Regional Water Resources – Supplying water to the level of development allowed under the Plan could impact water resources in and around the June Lake Loop, especially under drought conditions." (1991 June Lake Area Plan EIR, page xii)
- "Reference: Water Resources –Potential Impact 6, Poor water circulation in Gull Lake and contaminants caused by development adjacent to Gull Lake are degrading the lake's fish habitat. Additional pollutant loads could lead to algae blooms and fish die-offs from oxygen starvation." (EIA, page IV-5)
- "This amount is inadequate to meet the current demand in Down Canyon..." (Wagner & Bonsignore, Tech Memo No.3, page 6, par 2)
- "It is likely that LADWP will file protests against any changes or extensions associated with the junior JLPUD rights as there will be a concern that upstream diversions could increase and affect LADWP's ability to comply with the requirements of Decision

1631 and Order 98-05. (Mono Lake Settlement)." (Wagner & Bonsignore, Tech Memo No.3, page 28)

- "During the low-flow season following dry water years Snow Creek flows appear to be insufficient to meet projected increased demands associated with build-out of the JLPUD Village system (excluding Rodeo Grounds) or development if only the Rodeo Grounds." (Wagner & Bonsignore, Tech Memo No.4, page 3)
- "Reliance on increased June lake diversions to offset Snow Creek supply deficits for projected demands will accelerate drops in June lake levels." (Wagner & Bonsignore, Tech Memo No.4, page 3)
- "Flows in Fern Creek, which supplies JLPUD's Down Canyon System, do not appear to be sufficient during low-flow periods following dry water years to meet existing Down Canyon demands while concurrently complying with State-mandated minimum in-stream flow bypass requirements..." (Wagner & Bonsignore, Tech Memo No.4, page 4)
- "Sufficient information is not available to quantify water availability..." (Wagner & Bonsignore, Tech Memo No.4, page 4)
- Total Build-out (existing plus incremental plus Rodeo Grounds)-Snow Creek is insufficient for all months." (Wagner & Bonsignore, Tech Memo No.4, page 16)
- "Existing plus incremental build-out only (without Rodeo Grounds)-Snow Creek supply is sufficient for November only." (Wagner & Bonsignore, Tech Memo No.4, page 15)
- "Excessive draw downs of the level of June Lake could detract from the Lakes aesthetic appeal." (Wagner & Bonsignore, Tech Memo No.4, page 17)
- "Potential Impact 3 – Increased water diversions for local water consumption could impact streamside riparian habitat and, if groundwater sources are developed, lower water tables and impact the overlying vegetation." (EIA, page IV-2)
- "Specifies that where a water supply for a proposed subdivision includes groundwater, that the public water system shall evaluate,

based on substantial evidence, the extent to which it or the landowner has the right to extract the additional ground water needed to supply the proposed subdivision." (SB221, page 5, par 12)

MONO BASIN WATERSHED ASSESSMENT & PLAN

Progress report Dec. 5, 2006: Greg Newbry and Rick Kattleman, Mono County, are developing a Watershed Assessment of the entire Mono Basin. They have documented their preliminary findings. Extracts as well as other related information are as follows:

"Watershed assessment indicates good quality with few "major" problems compared to other areas of California"

"Conditions can be improved through "Best Management Practices" without quantifying results"

Issues identified in assessment:

- Piecemeal loss of wetlands (Lack of agency coordination...)
- Widespread fecal contamination
- Containing sediment from June Mtn. within Ski area boundaries
- Avoiding erosion and sediment delivery within June Lake Loop

Data gaps and potential for better information:

- Adequacy of water supply for June Lake growth
- General water quality data

Obviously, there are numerous water supply and quality issues requiring further professional analysis.

ASPENS DEVELOPMENT

A pre-application has been submitted to the county on the Aspens project. This provided funding for a botanical study and the county has received a draft document. It should be noted that no official complete application has been received by the county and the project will most likely require preparation of both an EIR and Specific Plan before it can be approved.

The development's preliminary briefing stipulated that the project will probably include approximately 60 to 80 high density rental units. The project is planned for the area north/ west of Gull Lake and west of the Interlaken development.

Your Dues Make a Difference!

June Lake Advocates Membership/Renewal Form

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 information and email address are very important to us. Your email address helps keep postal cost down. We will keep all of your personal information confidential and use it for JLA business only..

LETTER WRITING TO BOS

The June Lake Advocates Board of Directors extends our sincere appreciation to the individuals who prepared personal letters to the four (one vacancy) Mono County Supervisors expressing your concerns about over development in the June Lake Loop. Mono County Supervisors Hap Hazard, Byng Hunt and Tom Farnetti acknowledged individual concerns.

June Lake County Supervisor Vikki Magee-Bauer never mentioned our letters or concerns, nor are we aware that she ever responded to any of our heartfelt letters.

Following are several important points extracted from several letters:

“Only approximately 45 of the 90 acres can be used for building. Hence I believe that 450 units is a much more reasonable number for our small community”.

“Making an exception for building heights above 35’ for the Rodeo Grounds will set precedent for numerous other projects being considered in June Lake”.

“The Rodeo Grounds project is so large that it will change the community. Water, traffic issues and more people than our Loop can sustain”.

“Will development really improve mid-week winter economy?”

“91% of JLA’s survey respondents do not want building heights above 35’ “

“Wagner/Bonsignore preliminary water study reported numerous water supply deficits”

“No ridge line building was stipulated in the original land trade agreement by the Planning Department”

“I understand that this property did belong

to our ancestors and the public and was suspiciously traded to developers without a vote of the people”

“Unthinking development will destroy the Loop’s value for all stakeholders”

“When will elected representatives listen to residents and homeowners of June Lake?”

“Listen to the people who have elected you.”



JUNE MOUNTAIN CLOSED!

June Mountain Ski Area closed for the season January 28 after a short 24 day operation due to lack of snow. Numerous community meetings are scheduled to discuss related issues.

RODEO GROUNDS SPECIFIC PLAN - EXHIBIT C: SITE PLAN

Below is a modified Exhibit C, which shows the footprint of the proposed Rodeo Grounds development for 499 units and 30,000 square feet of commercial space west of Gull Lake superimposed on a Google Earth image in the area of concern. Consider the impact if Intrawest pursues the BOS-recommended project for 900 units. Furthermore, consider traffic congestion, parking issues, and associated water, electrical, and sewage utility impacts and the distinct possibility of increases to your taxes to support this infrastructure expansion. Also, consider that these infrastructure improvements do not necessarily support a year-round increase in tourism, but are primarily aimed at winter visitors.

<http://www.monocounty.ca.gov>

“Sustainability is an attempt to provide the best outcomes for the human and natural environments both now and into the indefinite future.”

<http://en.wikipedia.org/wiki/Sustainability>

