

In The Loop

Keeping You Informed!



Welcome to the winter 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. We encourage your suggestions and support!

The June Lake Advocates Newsletter

JLA's LEGAL TEAM ORGANIZED

We have organized a strong legal team whose specialties are environmental law, land use planning and professional political lobbying efforts to help the June Lake Advocates ensure the proper development of the Rodeo Grounds.

Stanford Law School Agrees To Represent JLA

One major goal of the JLA was to obtain competent counsel to advise our organization as to the propriety of the Rodeo Ground development by Intrawest. We are pleased to announce that the Environmental Law Clinic of the Stanford Law School has taken the JLA as a client and will represent our interests. They have been sent relevant documentation regarding the project. It is important to note that this will benefit June Lake residents/property owners by ensuring that the development process proceeds properly and gives us the legal capabilities to make challenges where needed. We have already met several times with the Law Clinic and are developing overall strategies to address our concerns about the Rodeo Grounds development.

Major San Francisco Law Firm Agrees To Become Partner with JLA and Stanford Law

We are pleased to announce that the law firm Shute, Mihaly & Weinberger LLP has been retained by the JLA to work with the Environmental Law Clinic at Stanford University in order to help the JLA with strategy and guidance as it pertains to the proposed Intrawest development at the Rodeo Grounds. Having both legal firms partnering with the JLA will help ensure that the development process proceeds properly. Shute, Mihaly & Weinberger is a nationally recognized firm in the area of environmental law and land use planning with over twenty years of experience representing community groups in connection with development proposals.

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Cassie Gilson, Sacramento Lobbyist, Joins the Team

Cassie will provide political and public affairs advice to the JLA to assist in communication with public officials, including the Mono County Supervisors, and State and Federal officials. Cassie is currently a lobbyist at Kahl Pownall Companies, a Sacramento based lobbying and public affairs firm where she was a key figure in getting the current tough water bills passed through the legislature. Prior to joining Kahl Pownall, she was a Senior Policy Advisor to Governor Gray Davis. Prior to working in Sacramento, she was a land use and environmental attorney at the law firms of Landels Ripley & Diamond and Farella Braun & Martel in San Francisco.

An Interview with New June Lake Supervisor, Vikki Magee-Bauer

Following is our interview with Vikki Magee-Bauer (VMB), our newly elected Supervisor who represents June Lake:

- What is your vision for the June Lake Loop?

VMB - To be a place I always want to call home.

- Short term objectives for the year 2005?

VMB - Get "the first year learning curve of an elected official" under my belt. It's kind of like trying to get a drink of water out of a fire hose.

(Continued on page 4...)

Planning Department Rodeo Grounds Project Update 12/1/04

December 1 Update:

Mono County has completed environmental/planning consultant interviews for Intrawest's June Lake Rodeo Grounds project (a special panel was convened to help in the consultant selection process). The consultants will assist the County in processing the application by Intrawest to develop up to 900 units and 50,000 square feet of commercial development on 90 acres. The cost estimates and consultant selections were transmitted to Intrawest in early June, 2004; however, no word was received from Intrawest until fall.

In early October, Intrawest withdrew the General Plan Amendment portion of their application. The General Plan Amendment would have allowed structures in the proposed Resort Center of the proposal to be as high as 90'. The current General Plan allows heights up to 60', subject to approval of a use permit. No other changes in the development proposal have been requested by the applicant. However, Intrawest did ask the County to request that the consultants review their scope, timing and costs for the four tasks involved with preparation of the specific plan, environmental document,

water assessment, and peer review. The consultants have since reviewed their proposals and reduced the total cost for all four tasks to an estimated \$500,000. Intrawest is now considering this revised information.

The Community Development Director will make his recommendation to the Board of Supervisors (as to consultant selection) if and when fees for consultant services are deposited by the applicant, and final negotiations with the consultants are completed. After the consultants are hired, it is expected that public draft environmental documents will be available approximately four to six months later.

June Lake Advocates position:

As you are aware, height is a major contentious issue with 91% of the residents and home owners surveyed who insist that buildings be limited to 35' as has been the precedent in the June Lake area.

www.monocounty.ca.gov

Anybody Wanna Buy a Mountain?

Mammoth Lakes' *The Sheet* reported on February 19 that Dave McCoy officially put the Mammoth Mountain Ski Area up for sale. The article reads, in part:

Vail, Disney, Michael Dell and Texas Pacific Group (David Bonderman) are rumored to be among those entities who've already expressed interest.

What was unusual about yesterday's press release was a noticeable lack of comment by Intrust. One can assume they are not too happy about Dave McCoy putting Mammoth on the block.... Intrust does have the right of first refusal to acquire shares offered to third parties, but having spent the whole last [year] reducing its corporate debt, it's unclear whether Intrust will have the stomach to match a big offer. If they don't match, Dave McCoy has what are called "drag-along" rights which would force Intrust to sell its stake to the new buyer.

Los Angeles Times reported that Mammoth and June Mountains were on the block. The impact the sale will have on the Rodeo Grounds Development is uncertain. We will keep you posted as more information becomes available.

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 and June Lake Area Plan (JLAP) in existence at the time of the formation of the June Lake Advocates.

Downhill Slide Book

By Hal Clifford is still available

jlamembers@cs.com

Membership Update

Our membership continues to increase as more people hear about the June Lake Advocates. To date we have 418 members, which is an increase of 44 from our last newsletter. We need more members. Our suggestion is that each member find five new members to enlist in our cause. We can do it!

Annual membership donations will be greatly appreciated at this time. As before, donations are flexible. We will make every effort to make your donation work to the benefit of everyone who appreciates and values the June Lake Scenic Loop.

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

• 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 Sibra – Board Member
Igor Vorobyoff – Board Member (Vacancy) – 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

Position Vacancy

We are currently looking for a JLA Secretary to attend monthly Board meetings and prepare minutes. We believe a full time June Lake resident is the appropriate criterion. If interested, submit your name to the JLA email address or P.O. Box 610, June Lake, California 93529.

**"JuneLakeAdvocates.org,
 Preserving the Loop."**

A Very, Very Short History

According to several local Paiute Tribal Members the Rodeo Grounds was frequently used by members of the Yosemite, Mono and Bishop Native American People for powwows and rodeos. The People organized contests in basket weaving (an integral part of Paiute culture), wrestling, foot racing and boxing. Indigenous Native American People from numerous areas inhabited the Rodeo Grounds and surrounding areas starting from between 5,000 to 10,000 years ago. In fact, one long term Paiute resident stated that his great-grandfather, Captain John, was born at Silver Lake in about 1850.

This area, once occupied by one of the great tribes of Paiutes, called the area "Taboose," land of the tuber with soft, sweet, meaty nuts, or "Land of the Sweet Grass Roots" (*Horseshoe Canyon*, Betty Bean).

Fishermen and hunters on foot or horseback visited the secluded area in the 1800's. The Indian trails they used were subsequently replaced by roads.

Early photographs and 8mm film captured the early Native Americans and white settlers at the powwows in the early 1900's.

The recorded history of the Rodeo Grounds began for all intents and purposes in 1977 with the publication of Betty Bean's *Horseshoe Canyon: A Brief History of the June Lake Loop*, which made reference to the Rodeo Meadows as the site of "regular Sunday rodeos" in the 1930's. While the rodeos passed into oblivion, the name stuck.

The parcel is not known to have received any other significant attention from the Loop's non-indigenous settlers before or after that era -- until, that is, the late 1980's, when the Mammoth Mountain Ski Area proposed a land swap to the U.S. Forest Service, offering to trade about 1,900 acres of private lands within and adjacent to the Mono Basin National Forest Scenic Area for about 90 acres across the highway from the June Mountain parking lot.

The parties to the transaction and the county supervisors agreed that this was a good deal, and some of the public, which saw it as a plus for the preservation of the Mono Lake

HOW DO THE PROPERTY OWNERS OF JUNE LAKE SUPPORT THE FINANCIAL HEALTH OF MONO COUNTY?

For the fiscal year 2004-2005 Mono County has a budget of \$23,956,000 and will generate revenues to support that budget as follows (\$1000):

Property taxes on real estate	\$ 8,810
Transient Occupancy Tax (TOT-bed tax)	2,010
Unsecured property (business equipment)	800
Fees, sales & use, property recording fees, other	730

Total taxes	\$12,350
License, fines, intergovernmental revenue, charges for services, other	6,548

Total revenue raised in fiscal year	\$18,898
Surplus carry forward from prior year	5,058

Total budgeted revenues	\$23,956

Nearly 50% of the revenues raised for the current year are through the collection of property taxes on real estate. The property owners of June Lake contribute significantly to those numbers, June Lake has a current assessed valuation of approximately \$160 million and pays \$1.7 million in property taxes or 20% of the total for the county.

WHO PAYS THE \$1.7 MILLION?

Full time residents of June Lake	\$ 490
Non residents-second homeowners	1,210

Total taxes paid	\$ 1,700
Full time resident JLA Members	\$ 71
Non resident JLA members	286

Total JLA Members	\$ 357

Almost all the property taxes paid go to support the educational system in the county (for which non-residents receive no benefit) and none for the services provided in this vacation oriented resort area. Secondary homeowners have as big a stake in providing for June Lake and Mono County as any other group.

environment, raised no objections. Numerous second homeowners and property owners were unaware of the project. An adjustment to the original proposal excluded the meadow proper and some areas visible from Gull Lake from the proposed swap. Environmental impact studies, moreover, revealed no significant adverse impacts to the parcel vicinity -- beyond the potential loss of vegetation from development, and reduction in visual quality and open space.

The transaction went through with the proviso that development of the Rodeo Grounds parcel would proceed in accordance with the June

Lake community and Mono County planning directions, as identified in the June Lake Loop General Plan of 1974 and the updated General Plan of 1989.

After that, the public's interest in the Rodeo Grounds faded. It was not until March 2004, when Intrawest submitted its *Specific Plan* for the parcel's development, that the immensity of the plan struck home, generating public opposition.

And the rest, as they say, is history.

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.

- Long term goals during your term in office?

VMB - *To make a positive impact on both small and large projects within my district. I have found IMACA a new home in June Lake and managed to keep them here though they were threatening to leave. I am continuing to work with County staff to try to recognize where our June Lake Area Plan may have deficiencies. Also to be a part of making Mono County a more efficient government body.*

- Role of second home and property owners?

VMB - *That is a personal decision for each one of them to make. It would be my preference for them to get more involved in the local community in positive ways which help bind us all to each other. The more human we are to each other the more humane. This formula works for full time residents, seems like it should work for everybody.*

- Affordable housing solution?

VMB - *That a huge one....I'll get back to you after that learning curve deal is over. I need more information. I know that we need to maintain our own community needs and not be a solution for other communities needs.*

- Planning Commission changes?

VMB - *I am flying the Planning Commissioner job as we speak. The notice will be in next week's paper. I will see what comes in and take it from there.*

- Your major concerns for the area?

VMB - *That the current diversity that we enjoy as a community will be a thing of the past. I believe its people that make a community special and tolerance has always been a June Lake specialty.*

- Support constituents and property owners wishes?

VMB - *If only it were possible to please all of the people all of the time then there would be a simple answer there. I will consider all sides of any issue before making any decisions.*

- Do you recognize the JLA survey respondents, desiring 35 ft maximum height limit?

VMB - *I think that a 35 ft. limit is appropriate in buildings where there is no commercial. But I recognize the need for more density in commercial buildings (ie: a resort center). The balance between density and sprawl is a difficult one. And I believe that the quality and appearance of a resort center building should be our first concern, not the height. Making height the sticking point is, I believe, shortsighted. Because somebody is going to build something*

there, and we need to make sure that it enhances the natural beauty of that area. In other words I think we need to be having the cookie cutter discussion not the 35 ft discussion.

- Are you concerned about Intrawest's track record?

VMB - *Yes*

- What would you like to convey to JLA Members?

VMB - *We are all in this together. When we do not work together we open the door to mistakes and take our eyes off the prize. A beautiful, unspoiled June Lake 20 years from now. Education seems to be a good starting point. We all need to be on the same page with priorities, understanding the planning and legal processes. For anyone to hold a position of no compromise on any side of a round table dilutes their message.*

A Win-Win Situation

Would it surprise you to learn that second-home owners contribute as much or more to the welfare of the Loop community than unpropertied full-time residents? Well, it's true. Each year second-home owners, who constitute a significant share of JLA membership, plow as much as \$2,000 dollars or more per property owner into county services through their property taxes. Not only that -- simply by their absence they place a far smaller demand than locals on county services funded by these taxes, such as schools, protection and law enforcement, fire and emergency medical services, and social programs.

Second-home owners also make a significant direct contribution to the community's economy. During the times they are in residence in the Loop they buy their groceries in local stores, dine in the Loop's establishments, rent and buy recreational equipment at local marinas and sporting goods stores, take local arts and crafts home for themselves and as gifts, and drive the majority of local construction work.

Conscientious, community-minded second-home owners know that while prices may be higher for some services and goods in June Lake by virtue of its remoteness, and that stocking up at Costco en route to June Lake may be economically prudent in the short run, it's worth paying that extra little bit because it keeps the community viable. Closing the circle, a viable community makes life that much easier and more enjoyable for second-home owners.

Everybody wins.

Snowmaking Environmental Impact

Most people don't realize that the snowmaking process can significantly adversely impact the environment.

No major ski areas have opened in the United States since 1980 because of concerns about environmental consequences coupled with economic and demographic issues.

Hal Clifford, the author of *DOWNHILL SLIDE* explained that snowmaking creates or exacerbates drought conditions and some states have established minimum stream-flow requirements to prevent total dewatering and adverse affects on trout fishing.

The Snake River is the most degraded river in the West, in part because of snowmaking. In 2000, Federal Officials determined that some snow makers are pumping polluted drainage into unpolluted creeks.

The Keystone Ski Resort in Colorado on the Snake River drainage used over 1,350 acre feet of water per year on snowmaking and wants to double the consumption. This water withdrawal will destroy at least a quarter of the trout-spawning habitat in the North Fork of the Snake River.

Additionally, the electric, diesel or coal generated power system that run snowmaking equipment released significant amounts of airborne carbon dioxide that pollutes unpolluted areas, and creates acid snow/rain and green house gas.

The Breckenridge, Colorado Summit News reported that the proposed increase in snowmaking at the Arapahoe Basin Ski Resort will withdraw clean water out of the North Fork of the Snake River -- water that dilutes the polluted main Snake River -- thus increasing pollution levels in the main river by 8%.

Want to Get Involved?

With our need to retain legal council we can use additional contributions and have set a goal to raise another \$20,000. If you can help, send donations to the June Lake Advocates P.O. Box 610 June Lake, California 93529

Your Dues Make a Difference!

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