

June Lake Highlands II

**Final Specific Plan /
Environmental Impact Report**

SCH #1998052037

January 25, 2001

Prepared for
County of Mono by:

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Table of Contents

	<i>page</i>
Introduction	1
Contents of the Final EIR	1
Final EIR Process	1
List of Persons and Organizations Commenting on the Draft EIR	2
Overview of Key Points Raised in Comments	3
Amendments as a Result of Comments	6
Acknowledgments	8
Response to Comments	9
Appendix A	June Lake Highlands Specific Plan Goals, Objectives and Policies
Appendix B	June Lake Highlands Mitigation Monitoring Plan
Appendix C	Mono County Public Works Letter June Lake PUD Water Distribution Map

June Lake Highlands Final Specific Plan / Environmental Impact Report

Introduction

This Final EIR contains the responses to comments received on the adequacy of the Specific Plan / Draft Environmental Impact Report (EIR) for the June Lake Highlands project in June Lake, Mono County, California. The Draft Specific Plan/EIR is incorporated herein by reference. In addition, the final Specific Plan and Mitigation Monitoring Program are contained in this Final EIR as Appendix A and B, respectively.

The Final EIR documents are available for the cost of reproduction from the Mono County Community Development Department in either Bridgeport or in the south County offices in Mammoth Lakes (Bridgeport: 760-932-5217; Mammoth Lakes: 760-9245450). The documents are not available by E-mail.

Contents of the Final EIR

According to the California Environmental Quality Act¹ the Final EIR is to consist of:

1. The Draft EIR or a revision of the Draft (the Draft EIR is a separate document incorporated herein by reference).
2. Comments and recommendations received on the Draft EIR either verbatim or in summary.
3. A list of persons, organizations, and public agencies commenting on the Draft EIR.
4. The responses of the Lead Agency (i.e., the County of Mono) to significant environmental points raised in the review and consultation process.
5. Any other information added by the Lead Agency.

This Final EIR document contains a list of persons and organizations commenting on the Draft EIR, written comments received during the review process, responses to the

¹ CEQA Guidelines, section 15132.

significant environmental points raised, and miscellaneous minor revisions and typographical corrections by Mono County.

Final EIR Process

The Draft EIR / Specific Plan for the June Lake Highland project, dated November 15, 2000, was circulated by the County of Mono for review to the public, interested parties, agencies and organizations. The review period ended on January 5, 2001. Six written comments were received; one from a public agency, four from individuals, and one from the project applicant.

Prior to the Lead Agency taking action on the project, the Final EIR must be "certified." Certification consists of the Lead Agency concluding that:

- a) the EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b) the information within the EIR has been reviewed and considered by the reviewing body; and,
- c) the EIR reflects the Lead Agency's independent judgement of the environmental consequences of the project.

After certification of the Final EIR, a Notice of Determination is to be filed by the Lead Agency. This filing initiates a 30-day statute of limitations period for challenging the approval of the Final EIR under CEQA.

Where "significant" environmental effects have been identified in an EIR and the Lead Agency intends to approve the project, the Lead Agency must prepare written findings on each identified significant environmental impact. Findings must be accompanied by a brief explanation of the rationale for each finding and should indicate **a)** that mitigation measures have been instituted to reduce adverse impacts to insignificant levels; **b)** that mitigation measures for specific impacts are not within the jurisdiction of the agency making the finding; or **c)** that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives, but the project is acceptable because overriding considerations indicate that the benefits of the project outweigh its adverse effects.

When making findings, a mitigation monitoring program must be adopted and incorporated into the approved project. The reporting and monitoring program is intended to ensure CEQA compliance during project implementation. A proposed mitigation monitoring program is found in Appendix B of this document.

List of Persons and Organizations Commenting on the Draft EIR

Written comments on the Draft Specific Plan / EIR are as follows (the comment letters are included in the following section in order of correspondence date):

1. George R. Larson, June Lake Highlands project proponent (letter dated December 20, 2000)
2. Tom Shiokari (letter dated December 30, 2000)
3. June Lake Public Utility District (letter dated January 4, 2001)
4. Jean Dillingham (letter dated January 5, 2001)
5. Jay Bornfleth (letter dated January 5, 2001)
6. Ronald S. Cohen, Law Offices of David S. Baumwohl, for the Gary Cino and Janet Cino Trust (letter dated January 5, 2001)

Overview of Key Points Raised in Comments

1. George R. Larson
 - a. Requests recommended height limitation be applied only to condominiums; requests the normal height restriction (35') apply to the single family units.
 - b. Indicates applicant has no access to the area to the south where DEIR suggests trees should be planted.
 - c. Requests recommended number of trees be reduced from 300 to 100 and the size be reduced from 5-gallon to 1-gallon.
 - d. Suggests level of traffic projected in the DEIR for Leonard Avenue is not "significant."
 - e. Suggests the subdivision is too small to include wildlife corridors as mitigation.
 - f. Suggests proposed Mitigation Measure E-10 of the DEIR is not applicable to the project.
 - g. Concurs with provision of three employee housing units but requests removal of the two additional "perpetually affordable" housing units.

2. Tom Shiokari

- a. Requests the project density be clearly identified and be no higher than current densities in the area.
- b. Suggests Interlaken water pressure is sufficient; any increased need by the proposed project should be paid for by the project.
- c. Suggests subsurface drainage during the wet season may be altered by the project and negatively affect Interlaken drainage or structures.
- d. Concerned about utilities and possible overload to the existing sewage system; suggests the proposed project pay for any damages or required modifications.
- e. Requests the project have enclosed garages for all residences.
- f. Suggests an architectural planning board be created composed of current area residences; a green belt with bicycle/ walking paths should be included.
- g. Wants assurance that the current "idyllic" surroundings will not be destroyed by the project.

3. June Lake Public Utility District

- a. Provides corrected statistics on water demand and use. Indicates the District does not have capacity for projected future build-out in the District.
- b. Clarifies storage tank sizes and pump station location.
- c. Describes the status of the formation of an assessment district by the PUD which would provide water service to the area.
- d. Provides latest Water Plan and Engineer's Report for the proposed assessment district.

4. Jean Dillingham

- a. Feels the project has some serious flaws; suggests this project and the possible Intrawest project will double the present

June Lake population.

- b. Suggests water and sewer service may not be sufficient for present community need and/or future needs.
- c. Concerned that the project does not meet the density standards of the June Lake Area Plan. Open space, snow storage, vistas, mule deer habitat impacts are also concerns.
- d. Questions water supply, fire flow and effect on June Lake.
- e. Requests grading be done only just prior to construction; erosion control is critical to avoid impacts to air quality and Gull Lake.
- f. Sees no good solution to the projected traffic problem created along streets in the village.
- g. Indicates affordable housing is a problem and needs to be addressed in overall planning in June Lake.

5. Jay Bornfleth

- a. Suggests the EIR does not address or does not contain specific enough information on fire flow, sewage, drainage and impacts of proposed condominiums immediately adjacent to Interlaken.
- b. Suggests a lower density alternative be considered for the MFR-M area (8± units/acre vs. the 12.3 units/acre).

6. Ronald S. Cohen

- a. Claims lack of specificity and uncertainty about the project thereby undermining the purposes of CEQA; asks for revision and recirculation of the DEIR.
- b. Suggests insufficient analysis of interface issues between the project and land to the east of the project; claims an inconsistency of conclusions regarding interface issues.
- c. Indicates the traffic analysis is insufficient in analyzing impacts on access to and

- from the village area.
- d. Suggests DEIR does not sufficiently address provision of water capacity and is inconsistent with the June Lake PUD Master Plan; does not sufficiently analyze impact of phased condominiums.
 - e. Suggests the project will create significant impacts on the sewer system.
 - f. Indicates solid waste hauling through adjacent properties is not sufficiently analyzed.
 - g. Does not agree that mitigation of public services is adequate.
 - h. Indicates conceptual interior circulation of condominiums is not sufficiently analyzed.
 - i. Claims suggestion of possible back-to-back cul-de-sac is insufficiently analyzed.
 - j. Suggests cumulative and noise impacts are not adequately addressed.
 - k. Indicates fire protection impacts, including fire access, are insufficiently analyzed.

Amendments as a Result of Comments

1. Mitigation Measure B-1 is modified to read:
 "B-1 If the project is constructed at full density, at least three (3) **onsite** employee housing units and two (2) other perpetually affordable housing units shall be **provided by**~~included~~ in the project. **The perpetually affordable units may be located either within the project or offsite in the June Lake Village or Loop.** If the project density is reduced, the requirement for employee housing units shall be proportionally reduced. The Planning Commission or the June Lake Advisory Committee may determine if additional affordable units should be included in the project."
2. Item "i" of Measure D-6 is added to read:
 "D-6. A comprehensive erosion and sediment transport control plan shall be submitted to the Mono County Public Works Department prior to issuance of grading permits. This plan shall include: ...

l Initiating grading on construction sites only just prior to actual construction."

3. Mitigation Measure E-9 is modified to read:

"E-9. Property line setbacks shall be established between private yard fenced areas and property lines to facilitate deer and other wildlife movement through the project area and to maintain connectivity among formerly contiguous wildlands. Where possible, adjacent property line setbacks shall be configured in a way that will preserve significant environmental features (e.g., drainages and ravines) for the purpose of maintaining wildlife movement corridors through the project area. Property line setbacks ***along side and rear yards*** shall be as wide as possible, ***but not less than 10'***, to provide larger movement corridors for deer and other wildlife."
4. Mitigation Measure E-17 is modified to read:

"E-17. Reduced speed limits to 25 mph ***should shall*** be imposed along all roads leading to and from the development to reduce the risk of wildlife-vehicle collisions."
5. Mitigation Measure F-7 is modified to read:

"F-7. A random, natural appearing pattern (25' on center maximum) of no fewer than 300 Jeffrey and lodgepole pine trees (in approximately equal numbers each - 5 gallon minimum) shall be planted along the perimeter of the west ~~and south~~ property boundaries. This assumes permission is obtained from the USFS to utilize USFS property to accomplish this measure. If permission can not be obtained, then the trees shall be planted within the project boundaries."
6. Mitigation Measure H-4 is added to read:

"H-4. Prior to final approval of the density of the designated RMF-M site, an additional traffic analysis shall be prepared to recommend possible roadway improvements to help keep impacts to their lowest feasible levels. This analysis shall be funded by the proponents of the project."
7. Mitigation Measure K-5 is amended to read:

"K-5. A drainage plan for the entire site shall be submitted to the Mono County Public Works Department prior to approval of the ***final tract map*** Specific Plan. The drainage plan shall avoid any increased stormwater flows above present levels through the Interlaken drainage system."
8. Section V., C. Public Services, page 49 and 50 Water Setting is amended as follows:
 - a. The existing total diversion water right of the Village System is 1,240,000 gpd (not 602,690 as stated).
 - b. Current water use in the PUD is 150,000 gpd (not 300,000 gpd) with a peak daily demand of 280,000 gpd (not 425,000 gpd).

- c. Ultimate future water demand is estimated at 885,000 gpd (not 967, 260 gpd).
 - d. Footnote 27 is amended to cite the November 1999 Master Plan (not the September 1983 Plan).
 - e. The June Lake Water Treatment Plant has a capacity of 158,000 gpd (not 403,200 gpd).
 - f. The Snow Creek Filter Plant has a capacity of 331,000 gpd (not 500,000).
 - g. The last sentence of the 3rd paragraph, page 50 of the DEIR should be revised to read:
"The district does not have adequate capacity at the two water plants for all projected future demand in the District.
 - h. Figure 25 (1983 Existing Village Distribution System), page 53 of the DEIR, should be replaced with Figure 6 (Existing System - Village) from the 1999 Master Water Plan. The new map reflects District improvements to several mains in the Village from 1983 to 1999. It is included in Appendix C.
9. Section V., C. Public Services, page 50 and 51 Sewer and Water Impacts is amended as follows:
- a. The Water Master Plan proposes a 300,000 gallon tank (not 250,000 gallon) above the Highland Development.
 - b. The actual location of the Water Master Plan pump station will be approximately 300 feet east of the point on Leonard Avenue shown in Figure 26, Conceptual Water System Improvements map.
10. The August 23, 2000 letter from the Mono County Public Works Department, which is cited and quoted in the DEIR, is included in Appendix C.

Acknowledgements

The EIR authors wish to convey their thanks and appreciation to all persons who participated in preparation of the environmental documents; to the associates and specialists of L.K. Johnston and Associates; to those agencies and citizens who provided information, or who submitted comments on the Draft EIR; to the applicants for their assistance and cooperation; and to the Mono County Community Development staff, Public Works Department staff and County Counsel's staff who provided information and overview in preparation of the Draft Specific Plan / EIR and Final Specific Plan / EIR.

Response to Comments

Responses are provided to the comments submitted as listed in the previous section. A reproduction of each communication received during the review period is presented first, followed by a written response. Each comment has been labeled with an alpha-numeric "Comment Number" (for example, '2b'). The Comment Number shown refers to the communication received (for example, letter number '2' and the alpha subscript refers to the specific comment (for example, 'b') within that letter. Responses provided reference comments by this method. The first communication received is found after this page, followed by a Response to the significant environmental points raised.

RECEIVED

DEC 29 2000

MONO COUNTY
CDD/PLANNING

December 20, 2000



JUNE LAKE HIGHLANDS

6634 Valjean Avenue, Van Nuys, California 91406
Phone: (818) 785-2158 / Fax: (818) 785-1548

Mono County
Community Development Department
P.O. Box 8
Bridgeport, California 93517

Subject: June Lake Highlands Draft E.I.R.

Dear Community Development Department:

This letter contains comments and concerns by June Lake Highlands, applicant and developer of The Highland at June Lake development, concerning the E.I.R. document prepared for our West Village, June Lake, property.

Visual Resources Mitigation Measures

F-1 In an attempt to control visual impacts, the more exposed and visible hillside portions of our 20±-acre parcel were reserved for single-family residential structures rather than larger, multi-unit condominiums. It is requested that the 35-foot maximum structure height be applied to condominiums only and single-family residences be allowed to follow established Mono County building Code standards. It is our opinion that with build-out of the single-family area, the difference in visual impact between existing and proposed height limitations will not be noticeable, and yet the more severe restriction can adversely impact the esthetics and functionality of house design.

1a

F-2 thru 6 Concur

F-7 The property to our south is privately owned and we have no access to that area. | 1b

Visual Resources Mitigation Measures (Cont'd)

F-7 We suggest planting the U.S.F.S. area west of our property, exclusive of the powerline easement, in the manner described. Due to the poor performance of larger trees, we strongly recommend use of one-gallon container plants rather than five-gallon trees. This can help to enhance proper root development and lessen tree loss. In addition, we suggest reducing the number of trees to 100 maximum for this smaller area. This has never been a heavily-forested area, but one of scattered trees.

1c

F-2 thru 6 Concur

Circulation Mitigation Measures

H-1 The E.I.R. states:

"At peak occupancy, there will be 351 vehicles per day utilizing the Leonard Avenue --- (about one vehicle every two minutes)".

"(about one vehicle every three minutes during the peak hour), the volume of traffic is considered significant".

It is our opinion that this very low traffic rate is not "significant" in terms of safety to pedestrians or other vehicles on the road. It seems that the suggestion to make Leonard Avenue a one-way street or as a back-to-back cul-de-sac is unnecessary. It would create extra driving by residents and therefore result in greater vehicular and noise pollution.

1d

Vegetation and Wildlife Mitigation Measures

E-1 thru 8 Concur

E-9 This subdivision is too small to be concerned about wildlife corridors. There is ample open-space room for wildlife to move around the project without endangering migration routes and/or trails. This area is not a wildlife corridor,

1e

Vegetation and Wildlife Mitigation Measures (Cont'd)

E-9 though wildlife does visit the area at night to feed on the domestic grasses at Interlaken.

E-10 Not applicable as no Open-Space areas.

1f

E-11 thru 12 Concur

Population, Housing and Employment Mitigation Measures


B-1 We are in concurrence with the need to provide three employee housing units with full build-out of the condominium phase. The two perpetually affordable housing units, however, seems excessive, especially since development of single-family lots is provided. As part of this development, we request removal of the affordable housing unit requirements for all phases of residential lot development as no housing units would be built by developer and the lots provide a means for local residents to construct housing to their own needs and budgets.

1g

Thank you for consideration of these comments to the E.I.R.

Very truly yours,

THE HIGHLANDS AND JUNE LAKE


GEORGE R. LARSON
Manager – Phone: (818) 785-2158
EMAIL – glarson@geosoils.com

GRL/ym.C:DATA/June Lake.6/12-20-00

Encl: Photographs

cc: (2) Addressee
 (1) Triad/Holmes Engineers

Response to Comments

Communication #1 (George Larson, Project Applicant)

Comment 1a. Requests the recommended height limitation be applied only to condominiums; he requests the normal height restriction (35') apply to the single family units.

Response As described in the Draft Specific Plan / EIR, page 34-37, the standard zoning height restriction would allow single family and other structures to exceed 35' on sloping lots. The EIR (page 37) concludes that, "...simply carrying out the zoning ordinance height restrictions may not carry out the proposed Specific Plan policy of blending development with the project's natural terrain." It is considered a potentially significant effect of the project if not mitigated. The County decision makers can change this policy and mitigation measure but the Statement of Overriding Considerations (if the project is approved) would have to indicate the reasons why this measure is inappropriate.

Comment 1b Indicates there is no access to the area to the south where the Specific Plan/DEIR suggests trees should be planted.

Response This correction is acknowledged; Mitigation Measure F-7 is hereby modified to read:

"F-7. A random, natural appearing pattern (25' on center maximum) of no fewer than 300 Jeffrey and lodgepole pine trees (in approximately equal numbers each - 5 gallon minimum) shall be planted along the perimeter of the west and south property boundaries. This assumes permission is obtained from the USFS to utilize USFS property to accomplish this measure. If permission can not be obtained, then the trees shall be planted within the project boundaries."

Comment 1c Requests recommended number of trees be reduced from 300 to 100 and the size be reduced from 5-gallon to 1-gallon.

Response Although it is debatable as to the performance of 5-gallon versus 1-gallon size trees, a properly grown 5-gallon container plant should survive well if planted properly. The number of proposed trees (300) is based on planting a random pattern (excluding the power line easement but on both sides of it) with no tree more than 25' on center from any other planted

tree. The number of trees is considered minimum to help achieve visual mitigation along the western front.

Comment 1d Suggests the level of traffic projected in the DEIR for Leonard Avenue is not "significant." Prefers the consideration of making Leonard Avenue a one-way street or a back-to-back cul-de-sac is unnecessary.

Response Traffic impacts on Leonard Avenue are discussed on pages 87-92 of the DEIR. Although the projected ADT and Peak Hour increased traffic volumes could normally be accommodated without significant impact on a two lane street, the existing circuitous street configuration, relatively fair to poor surface conditions, substandard pavement and right-of-way widths, and substandard intersection conditions are considered to be impacted significantly by the amount of project generated traffic. In addition, the TIRE index (a more qualitative measure of traffic impacts on residential environments) indicates the project at buildout would also produce significant changes. Mitigation Measure H-1 suggests "consideration" of making Leonard Avenue a one-way street or a back-to-back cul-de-sac but is not required. A subsequent analysis and environmental documentation would have to be performed to effectuate this provision. Recent discussions with the Mono County Public Works Department indicate additional mitigation may be needed for Leonard Avenue depending on what density is ultimately approved for the RMF-M area (e.g., single family, duplex, condominium - not to exceed 114 units). The following measure is added as Mitigation Measure H-4:

"H-4. Prior to final approval of the density of the designated RMF-M site, an additional traffic analysis shall be prepared to recommend possible roadway improvements to help keep impacts to their lowest feasible levels. This analysis shall be funded by the proponents of the project."

Comment 1e Suggests the subdivision is too small to include wildlife corridors as mitigation.

Response Mitigation Measure E-9 states:

"Property line setbacks shall be established between private yard fenced areas and property lines to facilitate deer and other wildlife movement through the project area and to maintain connectivity among formerly contiguous wildlands. Where possible, adjacent property line setbacks shall be configured in a way that will preserve significant environmental features (e.g., drainages and ravines) for the purpose of maintaining wildlife movement

corridors through the project area. Property line setbacks shall be as wide as possible to provide larger movement corridors for deer and other wildlife."

This measure restates the wildlife expert's recommended mitigation measure (#6, page 14, DEIR Appendix D) to help reduce deer and wildlife impacts to to their lowest feasible levels. Although the decision makers could alter this measure, the Statement of Overriding Considerations (if the project is approved) would have to indicate the reasons why this measure is inappropriate. For clarity, the last sentence of measure E-9 is modified as follows:

"Property line setbacks **along side and rear yards** shall be as wide as possible, **but not less than 10'**, to provide larger movement corridors for deer and other wildlife."

Comment 1f Suggests proposed Mitigation Measure E-10 of the DEIR is not applicable to the project.

Response Mitigation Measure E-10 states:
"Management of remaining open space areas shall be specified in the project's CC&Rs, including restriction on shooting, brush clearing, OHV use, disposal of hazardous materials, litter, trash burning, and livestock use."

This measure restates the wildlife expert's recommended mitigation measure (#7, page 14, DEIR Appendix D) to help reduce deer and wildlife impacts to to their lowest feasible levels. Although there are no specified open space areas, the measure is intended for the SCE right-of-way areas and to be provisional for open space areas that may be associated with the future MFR-M development.

Comment 1g Concurs with provision of three employee housing units but requests removal of the two additional "perpetually affordable" housing units as stated in Mitigation Measure B-1.

Response As described on page 46 of the DEIR, interpretation of Table 10 of the June Lake Area Plan triggers the development of affordable housing as well as employee housing for the project. The two perpetually affordable units required in Mitigation Measure B-1 would fulfill the this requirement. The affordable units could be located in the condominium area, in the single family area or in the June Lake Village or Loop. Mitigation Measure B-1 is modified to read:

"If the project is constructed at full density, at least three (3) *onsite* employee housing units and two (2) other perpetually affordable housing units shall be *provided by* included in the project. *The perpetually affordable units may be located either within the project or offsite in the June Lake Village or Loop.* If the project density is reduced, the requirement for employee housing units shall be proportionally reduced. The Planning Commission or the June Lake Advisory Committee may determine if additional affordable units should be included in the project."

Communication #2

Mono County
Community Development Department
P.O. Box 8
Bridgeport, CA 93517

30 Dec '00
26308 S Grayslake
Rancho Palos Verdes,
90275

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MONO COUNTY
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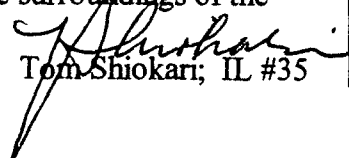
Dear Person;

In reviewing the "Specific Plan/Draft EIR" for the June Lake Highlands, I would like to file some concerns about this planned development.

- 1. The proposed Highlands residential development has left "open" the limit of the residence density. It is requested that the density be clearly identified and should be no higher than the current density of the Highlands area based on existing mix of single resident homes and Interlaken. 2a
- 2. The current Interlaken water system has adequate water pressure. It is not clear why we need to increase our water pressure when we already have adequate water supply and pressure. The planned project should assume the major cost if not all to increase the water pressure for its needs. 2b
- 3. Natural subsurface water drainage is an on going concern for Interlaken. Interlaken has currently water pumps to drain subsurface water accumulations under the building during the wet season. The planned multiplex project will be directly above and alongside the Interlaken property. The project will construct gardens, and cut/fill the natural grade for building sites and access roadways. This alteration of the natural grade will probably cause more or redirect subsurface water flow to other buildings which will require Interlaken to install more pumps and possibly incur building foundation failures or non repairable slides. 2c
- 4. Interlaken has a good utility system and has had good services since it was built over 15 years ago. The report does not discuss the electrical and sewage issues. It is therefore assumed that the planned development is going to just hook on to the existing Interlaken sewage system. My concern is the possible modifications or overloading to the existing system. The planned development must take responsibility of any damages or modifications for attaching to an existing system. Furthermore, the electrical, cable, and telephone shall be underground. 2d
- 5. The planned development should have enclosed garages for all residence. All of the homes in the Highland area including Interlaken have enclosed garages. 2e
- 6. An architectural planning board should be created that is composed of members from the current Highland area residences. A policy should be developed for the Highland area as guidance for the board. This policy should also include the land for a greenbelt and bicycle/walking paths. The adjoin North Shore Drive has included a bicycle path Objective statements and intent are good but they are not enforceable. 2f

It is requested that I be updated or informed of any changes to the plans for the June Lake Highlands. My goal is to get some assurance that the current idyllic surroundings of the Highland area will not be destroyed by the new development.

Yours truly, Tom Shiokari; IL #35



2g

Response to Comments

Communication #2 (Tom Shlokari)

Comment 2a Requests the project density be clearly identified and be no higher than current densities in the area.

Response Specific Plans are intended to be specific as possible without being speculative. For the 11.8± acre SFR (Single-Family Residential) area, there would be 39 lots at 3.3± units per acre, as stated in the DEIR (e.g., page 11; page 14, Figure 8). For the condominium area, the applicants are proposing to designate 9.4± acres as MFR-M (Multi-Family Residential - Moderate). As stated in the Specific Plan (e.g., page 13; page 23, Policy 1-C), the applicant proposes up to 114 units (12.1 units per acre) and may propose single family, duplex or multifamily residential in place of, or in addition to, the conceptually-designated condominiums. A subsequent use permit and/or tentative tract map will be required to define the final density and layout of the MFR-M area. In no case may the density of the MFR-M area exceed 12.1 units per acre under the proposed Specific Plan. The maximum number of units (39 single family units, 114 multifamily units) is analyzed in the DEIR and is considered consistent with the densities in the area (e.g., Interlaken condominiums).

Comment 2b Suggests Interlaken water pressure is sufficient; any increased need by the proposed project should be paid for by the project.

Response A related, but separate, Assessment District process is being promulgated by the June Lake PUD to provide augmented water service to the general area of the June Lake Highlands project. Although the Interlaken condominiums have an adequate potable water supply, they do not have an adequate water supply for fire protection. Therefore, the proposed Assessment District allocates a share of the overall water system improvement costs to the Interlaken development. The remaining improvement costs would be borne by other properties within the proposed Assessment District.²

Comment 2c Suggests subsurface drainage during the wet season may be altered by the project and negatively affect Interlaken drainage or structures.

² Engineer's Report for June Lake Utility District, Mono County, California, Boyle Engineering Corporation, November 2000.

Response Runoff and drainage impacts are discussed in the DEIR on pages 108-114. These sections describe both potential surface drainage impacts and subsurface impacts. Also, a preliminary drainage plan has been included in the project description (page 17 and Figure 7C). A final drainage plan will have to be prepared as a condition of approval of the project. Moreover, six runoff/drainage mitigation measures have been proposed, including Mitigation Measure K-6 which requires applicant-funded engineering expertise for the Public Works Department to assist in evaluation of the final drainage plans. This evaluation will include consideration of the comments submitted by Mr. Shiokari and others.

Comment 2d Concerned about utilities and possible overload to the existing sewage system; suggests the proposed project pay for any damages or required modifications.

Response Utilities are discussed on page 56; permits will be required from SCE and others and utilities will have to be undergrounded pursuant to Specific Plan Policy 2-D. Sewage impacts are discussed in the DEIR on pages 49-52. According to the June Lake PUD, sufficient line capacity, pumping capacity and wastewater treatment capacity are present and no special mitigation measures are required (DEIR, page 50). Standard wastewater line installation and connections will be required by the June Lake PUD. No costs to Interlaken are anticipated.

Comment 2e Requests the project have enclosed garages for all residences.

Response As stated on page 17 of the DEIR, parking for the single family section of the development will include at least two garage parking spaces (non-tandem) and two driveway spaces (non-tandem), all 10' x 20' in size. Parking for each condominium unit will include at least one garage space and 1.5 spaces per unit (2.5 spaces per unit total), all 10' x 20' in size. No outdoor storage of recreational vehicles will be allowed in either the single family area or the condominium area of the project. These requirements will be enforced via CC&Rs. All other parking requirements will follow the Mono County Zoning Ordinance, section 19.29.

Comment 2f Suggests an architectural planning board be created composed of current area residences; a green belt with bicycle/walking paths should be included.

Response Policy 2-E of the Specific Plan requires the "Design Review Committee" (pursuant to sections 19.01.370 and 19.01.380 of the County Code) to review all single family and multifamily architecture, design, signs and other features of the project. The Specific Plan requires assistance from the developers in funding improvements (e.g., restrooms) to the June Lake Ballfield (Policy 4-C), provision of access path to the June Lake Ballfield (Policy 4-D), and fair-share funding for the development of trails and bikepaths in the area (Policy 7-E).

Comment 2a Wants assurance that the current "idyllic" surroundings will not be destroyed by the project.

Response Comment noted. Specific Plan policies, EIR mitigation measures, and subsequent tentative map and use permit conditions are intended to reduce impacts to their lowest feasible levels.

Communication #3

June Lake Public Utility District
P. O. Box 99
June Lake, CA 93529
(760) 648-7778 Fax (760) 648-6801
jlpudnfire@qnet.com



January 4, 2001

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JAN 09 2001

MONO COUNTY
CDD/PLANNING

Mono County
Community Development Dept.
P.O. Box 8
Bridgeport, CA 93517

Ref: June Lake Highlands Specific Plan and Draft
Environmental Impact Report

Following is the June Lake Public Utility District's comments regarding the above referenced report:

Section V., C. Public Services, page 49 and 50 Water Setting – the existing total diversion water right of the Village System is 1,240,000 gpd not 602,690 gpd as stated. Current water use in the PUD is 150,000 gpd (not 300,000) with a peak daily demand of 280,000 gpd (not 425,000). Ultimate future water demand is estimated at 885,000 gpd (not 967,260) with full development in the PUD. Footnote 27 should have used this data from the Master Water Plan from November 1999 not September 1983. The 1999 Master Water Plan was given to L.K. Johnston and Associates and is referenced in other sections of this Draft EIR. The third paragraph on page 50 should be changed to reflect the actual capacity at our two treatment plants in the Village System. June Lake Water Treatment Plant has a capacity of 158,000 gpd (403,200) and Snow Creek a capacity of 331,000 gpd (not 500,000). Therefore, the last sentence in this paragraph is incorrect; the district does not have adequate capacity at these two water plants for projected future demand. The Village water distribution system shown in Figure 25 (page 53) should be from the 1999 Master Water Plan not the 1983 Plan. The District has replaced and enlarged several mains in the Village from 1983 to present.

3a

Section V., C. Public Services, Page 50 and 51 Sewer and Water Impacts – The proposed storage tank is a new 300,000-gallon tank not 250,000 gallon tank as stated. Figure 26 (page 54) referenced on page 51 shows the proposed pump station located on Leonard Avenue across from the existing Interlaken Condominiums. Actual location of the pump station will be approximately 300 feet east on Leonard Avenue of the point shown in Figure 26.

3b

The District is currently in the process of the formation of an assessment district to finance the water improvements required in this EIR. On November 8, 2000 the June Lake P.U.D. Board of Directors adopted its Resolution 00-10 of Intention to Acquire and/or Construct Improvements of certain water pipelines, pump station, storage tank and other auxiliary work necessary for the West Village area, which includes June Lake Highlands. Wednesday, January 10, 2001 the Board will conduct a public hearing to hear all protests in relation to the proposed Assessment District and Improvements, or to the Engineer's estimate of the costs and expenses thereof, or to proposed diagram and assessment, and when and where it will tabulate the ballots received in opposition to or in favor of the proposed assessment. After January 10, 2001, I will notify you of the results of this public hearing.

3c

This report does state the District's requirement of the construction of water pipelines, pump station, storage tank and appurtenances prior to any development in the West Village area. Hopefully, the proposed formation of the assessment district will be approved and construction of these water improvements will take place late summer of this year.

I have enclosed for your review a copy of our November 1999 Master Water Plan and the Engineer's Report for the proposed assessment district. Should you require any additional information please feel free to contact me at 760 648-7778.

3d

Sincerely,



Mindy Pohlman
General Manager

Response to Comments

Communication #3 (June Lake Public Utility District)

Comment 3a Provides corrected statistics on water demand and use. Indicates the District does not have capacity for projected future build-out in the District.

Response During preparation of the DEIR, an updated water master plan for the June Lake PUD was prepared, dated November 1999. While some of the new statistics were incorporated into the DEIR, the Water Setting section was not updated to reflect the new Master Plan information. These amendments do not change the conclusions in the the Draft EIR. Section V., C. Public Services, page 49 and 50 Water Setting is hereby amended as follows:

- a. The existing total diversion water right of the Village System is 1,240,000 gpd (not 602,690 as stated).
- b. Current water use in the PUD is 150,000 gpd (not 300,000 gpd) with a peak daily demand of 280,000 gpd (not 425,000 gpd).
- c. Ultimate future water demand is estimated at 885,000 gpd (not 967, 260 gpd).
- d. Footnote 27 is amended to cite the November 1999 Master Plan (not the September 1983 Plan).
- e. The June Lake Water Treatment Plat has a capacity of 158,000 gpd (not 403,200 gpd).
- f. The Snow Creek Filter Plant has a capacity of 331,000 gpd (not 500,000).
- g. The last sentence of the 3rd paragraph, page 50 of the DEIR should be revised to read;
"The district does not have adequate capacity at the two water plants for all projected future demand in the District.
- h. Figure 25 (1983 Existing Village Distribution System), page 53 of the DEIR, should be replaced with Figure 6 (Existing System - Village) from the 1999 Master Water Plan. The new map reflects District improvements to several mains in the Village from 1983 to 1999. It is included herein as part of Appendix C.

Comment 3b Clarifies storage tank sizes and pump station location.

Response Section V., C. Public Services, page 50 and 51 Sewer and Water Impacts is hereby amended as follows:

- a. The Water Master Plan proposes a 300,000 gallon tank (not 250,000 gallon) above the Highland Development.
- b. The actual location of the Water Master Plan pump station will be approximately 300 feet east of the point on Leonard Avenue shown in Figure 26, Conceptual Water System Improvements map.

Comment 3c Describes the status of the formation of an assessment district by the PUD which would provide water service to the area.

Response This information is noted (EIR author's note: the proposed action by the PUD on the the formation of the assessment district was postponed from the January 10, 2001 meeting to a later date). The comment reiterates the requirement by the District for water system improvements prior to any development in the West Village area.

Comment 3d Provides latest Water Plan and Engineer's Report for the proposed assessment district.

Response These reports are noted. They are available for review at the June Lake PUD office in June Lake or at the Mono County Community Development Department in Mammoth Lakes.

Communication #4

January 5, 2001

Mr. Keith Hartstrom
County of Mono
P.O. Box 8
Bridgeport, CA 93517

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MONO COUNTY
CDD/PLANNING

Dear Mr. Hartstrom,

I appreciate the opportunity to comment on the June Lake Highlands Specific Plan and EIR. I feel that this project has some serious flaws that need to be addressed in the Final Plan. This is an unusually large development project for June Lake, and needs to be considered with the impacts that will also occur when IntraWest develops their parcels within this community. These two potential developments will probably almost double the present June Lake population. Water resources are already stretched, with a warning this past summer that there might not be enough water to serve the present community needs. Although the wastewater treatment facility may be adequate for this one development, it is small (1 mgd) and may not accommodate both developments. Piecemeal planning may cause irreparable harm to the community and to the environment.

4a

4b

My first concern with this project is that it does not meet the standards for density as described in the June Lake Area Plan. Essentially all of the property has been designed to be filled with houses and condominiums. What are the plans for snow storage? There has been no area set aside for open space, other than USFS property. Not only will vistas be compromised, but corridors and habitat needed for mule deer will be depleted. Although there is mention of leaving migration corridors for the deer, the fencing required to contain pets removes that option.

4c

Water resources to supply the needs of 114 condos and 39 residences would be met by water in June Lake. The Lake is a main reason why visitors come to this area, and it is a finite resource. We are now in a third year of reduced winter snows. Can this Lake continue to survive with a population increase of 50% or more? The present total of 723,099 gpd includes water "borrowed" from the USFS. The needs of this one project is projected to increase usage to 967,260 mgd. What other sources of water might be available in the event that the Lake cannot meet the increased community needs? Water is needed for fire protection as well. June Lake water system does not have the fire flow capacity to serve this development at the densities proposed. Will a water storage tank be sufficient for both household and fire protection needs?

4d

Although erosion control has been addressed, I would hope that any development will be done in a fashion where grading of sites takes place just before building. Wind is a major factor in this area, and leaving vegetation in place until time of building could be critical in preventing poor air quality, and erosion of sediments into Gull Lake. The choice of native vegetation in landscaping this development is a step in the right direction for the future.

4e

Traffic issues within the Village tract have been identified, but no good solutions appear in this document. There are three small streets that are narrow, and have sharp turns for vehicles to negotiate. Safety issues are certain to emerge with peak traffic of 1,000 ADT.

4g

Clearly this project is an upscale one, and the housing provided is going to be expensive. Although 5 units of low-income housing were identified in this project, only three units are to be provided. Many jobs go begging in June Lake because there isn't enough affordable housing in the area. This issue needs to be addressed in overall planning for June Lake. As a member of the June Lake Design Group, I will be working toward a solution to this and other community issues. There will be many service jobs generated by this development. The three families that would live in this housing will certainly not meet the service needs of even this one project.

4f

Many aspects of this plan have merit. The Land Use and Policy objectives are good. I hope that the County of Mono will approve a downscaled development that is consistent with the June Lake Area Plan, and will take into account the issues I have addressed.

Thank you for your consideration.

Sincerely,



Jean Dillingham
P.O. Box 545
June Lake, CA 93529

(760) 648-7109

Response to Comments

Communication #4 (Jean Dillingham)

Comment 4a Feels the project has some serious flaws; suggests this project and the possible Intrawest project will double the present June Lake population.

Response These comments are noted. Cumulative effects of the June Lake Highlands project, the adjacent project site, and the Rodeo Grounds (Intrawest site) are discussed in the Impact Overview section of the DEIR beginning on page 125. Estimated population generated from these three projects would result in a 68% increase (397) over the existing June Lake population of 580 people. This is considered "cumulatively considerable" with regard to population, housing and employment impacts.

Comment 4b Suggests water and sewer service may not be sufficient for present community need and/or future needs.

Response Additional water service facilities will be needed by the project and other large projects. As noted in Comment 3a from the June Lake PUD, the existing total diversion water right of the Village System is 1,240,000 gpd. Ultimate future water demand is estimated at 885,000 gpd. Current water use in the PUD is 150,000 gpd with a peak daily demand of 280,000 gpd. The EIR agrees that the sewage treatment plant has a capacity of 1.0 mgd. However, only 0.28 mgd is being generated in the entire (DEIR page 49). According to the June Lake PUD, sufficient line capacity, pumping capacity and wastewater treatment capacity are present and no special mitigation measures are required to service the project (DEIR, page 50).

Comment 4c Concerned that the project does not meet the density standards of the June Lake Area Plan. Open space, snow storage, vistas, mule deer habitat impacts are also concerns.

Response These concerns are noted. Consistency with the General Plan and June Lake Area Plan is discussed in the DEIR on pages 31-39. It is concluded that, if approved, the Specific Plan would be consistent with these plans. Open space corridors for wildlife movement is a required mitigation measure (Mitigation Measure E-9). Policy 4-C and 4-D require access and developer-funded improvements to the June Lake Ballfield. Snow storage will be provided in conformance with County requirements (Policy 3-D).

Mule deer impacts and visual impacts are considered significant, even with mitigation (see Wildlife and Visual Resource sections of the DEIR).

Comment 4d Questions water supply, fire flow and effect on June Lake.

Response Comments noted. As reflected above, the existing total diversion water right of the Village System is 1,240,000 gpd, including 467,000 gpd from June Lake. Ultimate future water demand is estimated at 885,000 gpd. Besides June Lake, Snow Creek, Fern Creek, Yost Creek and Williams Creek supply water to the PUD system. Additionally, a groundwater test well near Snow Creek had an estimated yield between 100 and 150 gpm; the well was not completed.³ Current water use in the PUD is 150,000 gpd with a peak daily demand of 280,000 gpd. Water system improvements needed by the June Lake Highlands project include both potable and fire flow provisions.

Comment 4e Requests grading be done only just prior to construction; erosion control is critical to avoid impacts to air quality and Gull Lake.

Response Comments noted. This suggestion is a good idea for helping to minimize erosion impacts. A comprehensive erosion control plan is included as Mitigation Measure D-6. Item i of this measure is hereby added to read:
"i. Initiating grading on construction sites only just prior to actual construction."

Comment 4f Sees no good solution to the projected traffic problem created along streets in the village.

Response The DEIR agrees that potentially significant and unavoidable impacts will be present with regard to circulation to and from the site via Leonard Avenue (see pages 85-92). Mitigation measures are proposed to reduce impacts to the lowest feasible levels. Also Measure H-4 has been added further addressing this issue.

Comment 4g Indicates affordable housing is a problem and needs to be addressed in overall planning in June Lake.

Response Comments noted. As described on page 46 of the DEIR, interpretation of Table 10 of the June Lake Area Plan triggers the development of two

³ June Lake PUD Master Water Plan, Boyle Engineering Corporation, November 1999.

"perpetually affordable" housing units as well as three employee housing units for the project (five units total). The two perpetually affordable units required in Mitigation Measure B-1 could be located in the condominium area, in the single family area or offsite (see revision to Measure B-1). Additionally, Measure B-1 allows the Planning Commission or the June Lake Advisory Committee to determine if additional affordable units should be included in the project.

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January 5, 2001

Keith,

The Draft Specific Plan/Environmental Impact Report for the June Lake Highlands does not address or does not contain specific enough information to determine if all issues previously raised by the Interlaken Condominium Owners Association have been settled. Specifically the plan was not clear on:

- 1. Water Main Fireflows
- 2. Sewer configuration and impact on Interlaken
- 3. Location of siltation basins and their drainage systems.
- 4. Impact of proposed Condominium units north of Interlaken and south of Leonard Ave.

5a

Under project alternatives I believe there should be an additional alternative to consider with the M-F-R with a lower density. If the Condominium portion of the plan were reduced to about 8 units per acre from the current 12.3 all impacts will be reduced.

5b

I look forward to clarifying these issues in the final plan.

Thank You

Jay W Bonifletts

Interlaken - #10

Response to Comments

Communication #5 (10/10/10)

Comment 5a Suggests DEIR does not address or does not contain specific enough information on fire flow, sewage, drainage and impacts of proposed condominiums immediately adjacent to Interlaken.

Response An assessment district is being considered by the June Lake PUD that would provide fire flow to the Highland area where needed, including provision of augmented fire flow to the Interlaken development (also see response to Comment 2b regarding fire flow). Sewage impacts are discussed in the DEIR on pages 49-52. According to the June Lake PUD, sufficient capacity, pumping capacity and wastewater treatment capacity are present and no special mitigation measures are required (DEIR, page 50). Standard wastewater line installation and connections will be provided by the June Lake PUD. No costs to Interlaken are anticipated. Runoff and drainage impacts are discussed in the DEIR on pages 10-11. These sections describe both potential surface drainage impacts and subsurface impacts. Also, a preliminary drainage plan has been included in the project description (page 17 and Figure 7C). A final drainage plan will have to be prepared as a condition of approval of the project. However, six runoff/drainage mitigation measures have been proposed including Mitigation Measure K-6 which requires applicant-funded engineering expertise for the Public Works Department to assist in evaluating the final drainage plans. Interface impacts between the proposed MFR-M area and the Interlaken condominiums are discussed on page 37-38 of the DEIR. Construction noise is limited by Mitigation Measure 1-3 which requires development bordering the Interlaken condominiums to be designed with outdoor activity areas away from exterior party lines or shielded by structures or berms. Also see the Project Description in the DEIR and Specific Plan policies contained in Appendix B for other details of the project. A subsequent use permit and/or tent site tract map will be required for development of any part of the MFR-M area.

Comment 5b Suggests a lower density alternative be considered for the MFR-M area (8± units/acre vs. the 12.3 units/acre).

Response For the condominium area, the applicants are proposing to designate 9.4± acres of MFR-M (Multi-Family Residential - Moderate). As stated in

the Specific Plan (e.g., page 13; page 23, Policy 1-C), the applicant proposes up to 114 units (12.1 units per acre) but may propose single family, duplex or multifamily residential in place of, or in addition to, the conceptually-designated condominiums. Duplex density would result in approximately 8 units per acre. This would allow the density suggested by the comment. A subsequent use permit and/or tentative tract map will be required to define the final density and layout of the MFR-M area. In no case may the density of the MFR-M area exceed 12.1 units per acre under the proposed Specific Plan.

Communication #6

DAVID S. BAUMWOHL
RONALD S. COHEN

DEE NADWOCKI, CLAS, CAS
Certified Legal Assistant

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January 5, 2001

VIA FAX 932.7145 AND MAIL

Keith Hartstrom, Project Planner
County of Mono Community Development
Department/Planning Division
P.O. Box 8
Bridgeport, CA 93517

RECEIVED

JAN 09 2001

**MONO COUNTY
CDD/PLANNING**

Re: June Lake Highlands
Specific Plan/Draft Environmental Impact Report Comments

Dear Mr. Hartstrom:

This firm represents Gary Cino and Janet Cino, Trustees of The Gary and Janet Cino Trust Dated May 1, 1991 (hereinafter referred to as "Cino"). Cino owns certain real property acreage more particularly described as Parcel 2 of Parcel Map 34-1, in the County of Mono, State of California, as per Map recorded in Book 1, Page 4 of Parcel Maps, in the office of the County Recorder of said County, APN 15-010-14 (hereinafter referred to as the "Property"). Cino is in the process of developing this property as a single family residence.

This letter is intended to serve as comments by Cino to the June Lake Highlands Specific Plan/Draft Environmental Impact Report issued and dated November 15, 2000 (the "DEIR"). The Cino Property is located adjacent to the proposed project area, and accordingly Cino is concerned about the impacts of the proposed project.

The purpose of the DEIR is to inform the public and make sure that the applicable agencies make a decision or chose an alternative after full dissemination of information, the public having notice and an opportunity to review and comment on the proposed project. The result is that the applicable agencies can demonstrate that they have made an informed decision, whatever that decision or alternative might be. Unfortunately, these purposes are undermined by a lack of specificity as well as admissions regarding uncertainty pertaining to the proposed project, which are included

6a

Keith Hartstrom
January 5, 2001
Page 2

throughout the DEIR. The admitted lack of specificity and the uncertainties should be addressed and eliminated, and thereafter the DEIR should be completed and circulated for public comment and review.

In addition to these general comments, Cino submits the following comments:

1. There are significant interface impacts between the project and the developing single family project to the east (which includes the Cino Property). These interface impacts are insufficiently analyzed and conclusorily dismissed in one portion of the DEIR, yet deemed "significant and unavoidable impacts" in another portion of the DEIR.

6b

2. The DEIR contains an insufficient analysis of traffic impacts resulting from project inhabitants accessing June Lake Village through the single family project to the east, and vice versa.

6c

3. The DEIR does not sufficiently address the project's impacts on water capacity. It appears from the analysis that the project's demands for water capacity are inconsistent with the Master Water Plan for the June Lake Public Utilities District, and will require significant construction of water facilities, including a 600 gpm pump adjacent to Leonard Avenue. These impacts and inconsistencies are not sufficiently analyzed.

6d

4. The indeterminate plan for the construction of a sufficient water capacity to serve the project is not sufficiently analyzed in relation to the proposed phasing of the condominium aspect of the project.

5. The insufficient analysis of water capacity has the resultant effect of rendering insufficient the analysis of fire flow.

6. The project will create significant impacts on sewer service in the Public Utility District. The project's impacts on sewer service, including creating sufficient line capacity, pumping capacity, and wastewater treatment capacity are not sufficiently analyzed.

6e

Keith Hartstrom
January 5, 2001
Page 3

7. The impacts of solid waste hauling over or through adjacent properties are not sufficiently analyzed. 6f

8. In general, the proposed Public Services Mitigation Measures are insufficient to mitigate the impacts identified in the DEIR. 6g

9. Interior circulation within the condominium project is not sufficiently analyzed, and indeed is only conceptual. 6h

10. The impacts of the proposed Circulation Mitigation Measure of creating Leonard Avenue as a back to back cul-de-sac are not sufficiently analyzed. 6i

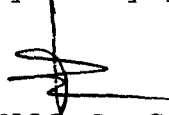
11. Cumulative impacts are not sufficiently analyzed. 6j

12. Noise impacts are not adequately addressed. 6j

13. The fire protection analysis is insufficient, including, without limitation, fire department access. 6k

On behalf of Cino, we thank you for your consideration and inclusion of these comments in the official records. It is our hope and desire that these comments will be given due consideration. Should any member of your staff have any questions or desire any further follow-up or input from Cino, please contact us. We look forward to further participation in this process.

Very truly yours,



RONALD S. COHEN

RC:dn:hartstrom1.ltr

cc: Gary & Janet Cino

Response to Comments

Communication #6 (Ronald S. Cohen for the Gary Cino and Janet Cino Trust)

Comment 6a Claims lack of specificity and uncertainty about the project thereby undermining the purposes of CEQA; asks for revision and recirculation of the DEIR.

Response Comments noted. Specific Plans are intended to be specific as possible without being speculative. For the 11.8± acre SFR (Single-Family Residential) area, there would be 39 lots at 3.3± units per acre, as stated in the DEIR (e.g., page 11; page 14, Figure 8). For the condominium area, the applicants are proposing to designate 9.4± acres as MFR-M (Multi-Family Residential - Moderate). As stated in the Specific Plan (e.g., page 13; page 23, Policy 1-C), the applicants are proposing up to 114 units (12.1 units per acre) and may propose single family, duplex or multifamily residential in place of, or in addition to, the conceptually-designated condominiums, which is their prerogative to request. A subsequent use permit and/or tentative tract map will be required to define the final density and layout of the MFR-M area. In no case may the density of the MFR-M area exceed 12.1 units per acre under the proposed Specific Plan. The maximum number of units (39 single family units, 114 multifamily units) is analyzed in the DEIR and is considered consistent with the densities in the area (e.g., Interlaken condominiums). Revision and/or recirculation does not appear warranted.

Comment 6b Suggests insufficient analysis of interface issues between the project and land to the east of the project; claims an inconsistency of conclusions regarding interface issues.

Response Comment noted. Interface analysis is provided in the DEIR on pages 37 and 38; no significant impacts are anticipated. The comment is unclear on what interface impacts have not been analyzed; without speculation on the intent of the comment, no further response appears appropriate.

Comment 6c Indicates the traffic analysis is insufficient in analyzing impacts on access to and from the village area.

Response The DEIR contains a rather extensive traffic analysis on pages 85-92. The impact on Leonard Avenue and streets that access through the village are analyzed in two ways. First, from a standard Level of Service-street

capacity-street condition perspective, and second, from a more qualitative "TIRE" index perspective. Both perspectives conclude that significant unavoidable impacts will be present. Mitigation measures have been proposed to reduce impacts to their lowest feasible levels. Also, Mitigation Measure H-4 has been added to further address this potential impact. The comment is unclear on what is insufficient about the traffic analysis; without speculation on the intent of the comment, no further response appears appropriate.

Comment 6d Suggests DEIR does not sufficiently address provision of water capacity and is inconsistent with the June Lake PUD Master Plan; does not sufficiently analyze impact of phased condominiums.

Response Reference is made to the Public Services, Water and Sewer analysis in the DEIR pages 49-55 for detailed analysis. The project is directly consistent with the Water Master Plan as described in the DEIR and must provide water system improvements in accordance with the Plan. These improvements are based on the density of the proposed development at the highest density (i.e., 39 single family units and 114 multifamily units). A related, but separate, Assessment District process is being promulgated by the June Lake PUD to provide augmented water service to the general area of the June Lake Highlands project. Proposed mitigation measures in the DEIR require the Water Master Plan improvements and a will-serve letter from the June Lake PUD; with mitigation, no significant impacts are expected. The comment is unclear on what is insufficient about the analysis; without speculation on the intent of the comment, no further response appears appropriate.

Comment 6e Suggests the project will create significant impacts on the sewer system.

Response As described in the DEIR, the sewage treatment plant has a capacity of 1.0 mgd. However, only 0.28 mgd is being generated in the entire PUD (DEIR page 49). According to the June Lake PUD, sufficient line capacity, pumping capacity and wastewater treatment capacity are present and no special mitigation measures are required to service the project (DEIR, page 50). The comment is unclear on what is insufficient about the analysis; without speculation on the intent of the comment, no further response appears appropriate.

Comment 6f Indicates solid waste hauling through adjacent properties is not sufficiently analyzed.

Response The project does not proposed hauling solid waste over or through adjacent properties.

Comment 6g Does not agree that mitigation of public services is adequate.

Response The comment is noted. Discussion in the DEIR (Public Services section) and consultation with service providers cited therein indicates mitigation is sufficient to reduce impacts to less than significant levels.

Comment 6h Indicates conceptual interior circulation of condominiums is not sufficiently analyzed.

Response The Specific Plan for the condominium area is conceptual. As stated in the Specific Plan (e.g., page 13; page 23, Policy 1-C), the applicant proposes up to 114 units (12.1 units per acre) and may propose single family, duplex or multifamily residential in place of, or in addition to, the conceptually-designated condominiums. A subsequent use permit and/or tentative tract map will be required to define the final density and layout of the MFR-M area. In no case may the density of the MFR-M area exceed 12.1 units per acre under the proposed Specific Plan. The maximum number of units (39 single family units, 114 multifamily units) is analyzed in the DEIR. Additionally, the DEIR considers the concept and suggests criteria for future design (e.g., Policies 7-B, 10-C, 11-B; Mitigation Measures C-3, F-7, I-3, L-3).

Comment 6i Claims suggestion of possible back-to-back cul-de-sac is insufficiently analyzed.

Response Mitigation Measure H-1 suggests "consideration" of making Leonard Avenue a one-way street or a back-to-back cul-de-sac but is not required. Additional analysis and environmental documentation would have to be performed to effectuate this provision.

Comment 6j Suggests cumulative and noise impacts are not adequately addressed.

Response Cumulative impacts are thoroughly discussed on pages 125-130. A complete noise analysis is provided in the Noise section of the EIR. The comment is unclear on what is insufficient about the analysis and no further response appears appropriate.

Comment 6k Indicates fire protection impacts, including fire access, are insufficiently analyzed.

Response See response to Comment 6g above.

Appendix A

June Lake Highlands Specific Plan Goals, Objectives and Policies

June Lake Highlands

Specific Plan Goals, Objectives, and Policies

1-25-01

A. Project Goal

The overall project goal is to provide quality, environmentally sensitive permanent and resort housing in proximity to the community of June Lake. The development will offer a mix of single family homes and condominiums in a specific plan area.

B. Objectives and Policies

General Background.

The project site is located within what is known as the June Lake Loop, one of the major resort-recreational areas in the Eastern Sierra. The June Lake Loop can be characterized as an area of spectacular beauty in a classic alpine setting. The area hosts a significant number of visitors from all over California, the United States and the world. Residents and visitors enjoy many recreational pursuits including camping, fishing, boating, hiking, and skiing.

The June Mountain Ski Area, located less than one mile from the project site, offers a pleasant alternative to the world famous Mammoth Mountain Ski Area (MMSA) in Mammoth Lakes. Skier capacity at June Mountain Ski Area has been approved for up to 7,000 skiers at one time (SAOT). Both ski areas are expected to be significantly modernized within the next few years with the addition of high speed lifts (at MMSA), upgraded amenities (such as on-mountain restaurants), and off-site lodging and accessory commercial amenities. A primary factor in the modernization program is the participation of the Intrawest Corporation, a major ski area development company, which owns a significant share of both June Mountain and Mammoth Mountain Ski Area as well as off-site private land holdings in both Mammoth Lakes and June Lake. The Rodeo Grounds portion of the West Village/Rodeo Grounds planning area is owned by the Intrawest Corporation; development of the Rodeo Grounds is expected within a few years.

The June Lake Highlands project is proposed in partial response to efforts associated with rejuvenation of the ski areas and, in particular, to the proximity of the June Mountain Ski Area and the anticipated development of the Rodeo Grounds by Intrawest. Added impetus for the June Lake Highlands project is due to the recent completion of the June Lake bypass road, known as North Shore Drive. This new road provides an alternate major access route to and from the ski area and to other destinations in the Loop area without traversing through the June Lake Village. Another consideration for development of the project site is the general lack of private lands in

June Lake and the County of Mono as a whole. Additionally, existing development in the June Lake Loop does not appear to meet modern resort standards, primarily due to the age of structures and lack of integrated amenities. Although the June Lake Highlands project will not offer solutions to every resort development opportunity, it is intended to provide a quality residential area complete with on-site amenities for both permanent and transient occupancy. Objectives and development policies are outlined below:

Land Use Objectives and Policies

Objective 1.

Provide a mix of quality residential uses with an integrated design format to serve the needs of both local and transient users.

Policy 1-A.

Designate 11.8± acre single family area as **SFR** - Single-Family Residential and designate the 9.4± acre condominium area as **MFR-M** - Multi-Family Residential, Moderate.

Policy 1-B.

Designate the project site as **S-F-R** - Single Family Residential (11.8± acres) and **M-F-R** - Multiple Family Residential (9.4± acres) per Chapters 19.08 and 19.09 of the Mono County Code. Parking requirements will be adjusted as discussed in the Project Description (enforced through CC&Rs).

Policy 1-C.

Allow up to 39 single family lots of 7,500 square feet minimum each. With a use permit and/or tentative tract map, allow up to 114 units in a phased condominium development (subject to meeting density bonus requirements) or other combination of single family, duplex or triplex units, depending on demand.

Objective 2.

Create an alpine style development which complements the surrounding high mountain environment.

Policy 2-A.

Provide a development which reflects mountain home architecture with environmentally sensitive design features and amenities.

Policy 2-B.

Utilize colors, textures and design amenities that blend with the surrounding environment.

Policy 2-C.

Screen condominium/multifamily parking areas, utilities and other unsightly accessory uses from view. Provide a high ratio of garage parking; design parking areas to be on the interior of the condominium/multifamily units rather than along street frontages.

Policy 2-D.

Place all utilities underground.

Policy 2-E.

All single family and multifamily architecture, design, signs and other features shall be subject to review of the Design Review Committee as provided in sections 19.01.370 and 19.01.380 of the Mono County Zoning Ordinance.

Public Facilities Objectives and Policies

Objective 3.

Provide adequate public facilities and services such as water, sewer, drainage, solid waste, security, and snow removal to minimize the impact on existing service providers.

Policy 3-A.

Install public water and sewer systems that are consistent with the June Lake Public Utility District plans and specifications. This includes dedication of easements and rights-of-way, installation of water and sewer mains, pump stations, fixtures, valves, etc.

Policy 3-B.

Coordinate solid waste services with the local solid waste provider. Carefully integrate and screen solid waste container locations within the condominium portion of the project.

Policy 3-C.

Provide on-site condominium management living quarters for added security, maintenance, on-site administration and affordable housing.

Policy 3-D.

Provide snow removal for the condominium private streets and parking areas. Provide adequate snow storage in the single family and condominium areas of the project. Construct all public streets to County standards to facilitate snow removal operations by the county.

Recreational/Open Space Objectives and Policies

Objective 4.

Provide on-site recreational facilities such as swimming pools, jacuzzis, recreation meeting rooms, tennis courts, etc., and access or improvements to nearby recreational facilities.

Policy 4-A.

Install on-site recreational facilities in each phase of the condominium/multifamily area (i.e., Phase 1, 2, 3, and 4 respectively per figure 12) of the project to meet the needs of the condominium users.

Policy 4-B.

Allow single family lot owners the option to join the condominium/multifamily area homeowners association for access to recreational facilities developed on homeowner association properties.

Policy 4-C.

Assist with improvements to the June Lake Ballfield such as parking lot paving, restrooms, additional landscaping, erosion control, irrigation, etc. A not-to-exceed cost for these improvements shall be negotiated between the County and the developers prior to any subsequent development approval (e.g., use permit, tentative tract map).

Policy 4-D.

Provide an access path to the June Lake Ballfield from the single family and condominium areas (e.g., between lots 37 and 38). An easements for this access shall be established via the tentative tract map and maintenance of the path shall be provided in the CC&Rs.

Natural Open Space Objectives and Policies

Objective 5.

Provide design and construction methods to protect the surrounding natural open space and wildlife areas.

Policy 5-A.

Institute a "dark skies" policy for all outdoor lighting; such lighting must be shielded and not emanate beyond the perimeter of the project site.

Policy 5-B.

Erect construction barriers (e.g., temporary fencing) on project perimeters to prevent damage to off-site habitat during construction activities.

Policy 5-C.

Avoid tree removal where possible and replace any trees removed on a size-replaced basis as follows (this would apply to subdivision improvement construction and subsequent individual lot or parcel construction):

<u>Tree Size Removed</u> (circumference at 5' height above ground)	<u>Replacement</u> <u>Requirements</u>
18" or less	3-15 gallon
18" to 38"	5-15 gallon
38" to 58"	9-15 gallon
58" to 78"	15-15 gallon plus 1 - 24" box
78" to 94"	20-15 gallon plus 3 - 24" box
94" or more	25-15 gallon plus 5 - 24" box

(Note: replace trees with same species removed)

Housing Objectives and Policies

Objective 6.

Provide a moderate density and low density mix of high quality housing opportunities in a mountain resort setting for both transient and permanent residents.

Policy 6-A.

Ensure an adequate supply of locally available affordable employee housing by providing on-site housing in accordance with the June Lake Area Plan.

Policy 6-B.

Design all project housing and accessory structures utilizing an alpine architecture style.

Circulation Objectives and Policies

Objective 7.

Provide circulation improvements that meet County standards and which minimize impacts on existing circulation patterns and facilities.

Policy 7-A.

Construct all new streets to County standards.

Policy 7-B.

Provide interior streets that interconnect the condominium phases.

Policy 7-C.

Provide off-site street improvements or in lieu fees (e.g., widening, overlay, intersection improvements) for specified segments of Leonard Avenue, Bruce Street and/or Knoll Avenue. A not-to-exceed cost for these improvements shall be negotiated between the County and the developers prior to any subsequent development approval (e.g., use permit, tentative tract map).

Policy 7-D.

Provide a "Zone of Benefit" to address on-going road maintenance prior to acceptance of roads into the County system.

Policy 7-E.

Provide fair share funding for the development of trails and bikepaths for non-motorized forms of transportation and recreation use. A not-to-exceed cost for these improvements shall be negotiated between the County and the developers prior to any subsequent development approval (e.g., use permit, tentative tract map).

Open Space and Conservation Objectives and Policies.

Objective 8.

Provide or ensure open space opportunities and design the project to conserve natural resources.

Policy 8-A.

Design connections (such as pathways) from the development to open space areas that surround the project.

Policy 8-B.

Utilize recreation open space areas and connections within the condominium/multifamily areas to enhance the visual appearance of the project.

Policy 8-C.

Through efficient design and mechanical appliances, conserve energy resources, protect and preserve soil and vegetation resources, and protect surface and groundwater resources.

Seismic / Safety Objectives and Policies

Objective 9.

Develop the project to meet current seismic and safety requirements and avoid known geologic hazards.

Policy 9-A.

Incorporate the latest building and construction codes regarding seismic safety.

Policy 9-B.

Avoid construction upon known faults and unstable geologic features.

Noise Objectives and Policies

Objective 10.

Minimize noise levels on-site and provide a setting conducive to a quality living experience both during construction and over the life of the project.

Policy 10-A.

Minimize construction noise effects by specifying times of operation (i.e., daylight hours, Monday through Saturday only).

Policy 10-B.

Utilize design considerations in the placement of outdoor recreation areas so that noise emanating from the site is decreased.

Policy 10-C.

Design the condominium section of the development so that the buildings act to shield noise from interior parking areas and other noise producing features.

Visual Quality Objectives and Policies

Objective 11.

Create a development that minimizes visual effects and blends with the surrounding natural environment.

Policy 11-A.

Preserve as much natural vegetation in the project as possible. Replace any trees removed in accordance with Policy 5-C above.

Policy 11-B.

Minimize flattening and grading for house and condominium/multifamily construction; all construction should be designed to blend with the natural terrain.

Policy 11-C.

Immediately following construction, all exposed soils should be revegetated and replanted with natural vegetation (a specific seed mix is to be developed and approved prior to final development approvals). Significant numbers of indigenous trees should be planted throughout the project site to help minimize visual impacts of the project from scenic corridors and off-site viewpoints.

Appendix B

June Lake Highlands Mitigation Monitoring Plan

June Lake Highlands Mitigation Monitoring Plan 1-25-01

Land Use Mitigation Measures

- A-1. No part of any structure shall exceed 35' from the natural grade as shown in Figure 16. This condition shall be incorporated into the CC&Rs for the project.⁴
- A-2. Buyers of property within the June Lake Highlands project shall be advised through escrow instructions or other means of the presence of the June Lake Ballfield and its on-going potential for large recreational events and park improvements due to community growth.

Land Use Mitigation Implementation and Monitoring

The above mitigation measure would be implemented by the applicant during the subdivision approval process. Monitoring would be conducted by the Mono County Planning Department and Building Inspection Division at the time of building permit review.

Population, Housing and Employment Mitigation Measures

- B-1. If the project is constructed at full density, at least three (3) onsite employee housing units and two (2) other perpetually affordable housing units shall be provided by the project. The perpetually affordable units may be located either within the project or offsite in the June Lake Village or Loop. If the project density is reduced, the requirement for employee housing units shall be proportionally reduced. The Planning Commission or the June Lake Advisory Committee may determine if additional affordable units should be included in the project.

Population, Housing and Employment Mitigation Monitoring

The above mitigation measure would be implemented by Mono County as a condition of approval during review of the tract map, future condominium tract map(s) and/or use permit(s). Monitoring would be conducted by the Mono County Planning Department and Building Inspection Division at the time of building permit review.

⁴As noted previously, this height restriction as shown in Figure 16 is a County planning staff recommendation; the applicant prefers to follow the zoning code for heights as shown in Figure 15. The "natural grade" is defined as the existing natural grade plus or minus grading required for construction of the streets in the project (e.g., Highland Drive, Highland Place).

Public Services Mitigation Measures

- C-1. The applicant shall participate on a fair-share basis for the provision of additional law enforcement facilities in the vicinity.
- C-2. Either an Assessment District shall be formed or the applicant shall provide the necessary water system improvements consistent with Uniform Fire Code requirements and the June Lake Public Utilities District.
- C-3. Site plans and building plans for the project shall be submitted to the Fire District for review of access provisions, circulation, fire lanes, fire hydrants, etc. Adequate access shall be provided to all buildings for fire and emergency response needs. All roofing shall be rated (Class A). (Note: All fire and building codes must be met by the development. This is a normal part of the development process and not a special mitigation measure.)
- C-4. Will-serve letters from the June Lake PUD and the June Lake Fire Protection District must be provided to Mono County prior to approval of the project.
- C-5. Water conserving fixtures and xeriscape (low water use design) landscaping shall be included in all phases of the project (xeriscape landscaping includes drought resistant turf and plant materials, special soil preparation techniques, irrigation systems that deliver only the amount of water necessary for adequate growth of the various landscape plant materials, low flow water devices, and other similar measures).

Public Services Mitigation Monitoring

The above mitigation measures will be implemented by the applicant as part of the approval process and during construction of the project. The June Lake PUD and the June Lake Fire Protection District must approve water system improvements and fire protection details during review of the subdivision and/or use permit(s). Monitoring would be conducted by the June Lake PUD, the June Lake Fire Protection District, and the Mono County Public Works Department during construction (if an Assessment District is pursued, the June Lake PUD would be the implementing/monitoring agency).

Geology, Seismicity and Soils Mitigation Measures

- D-1. Structural enhancements, consistent with the Uniform Building Code for Seismic Risk Zone IV, shall be included in all buildings and utilities.
- D-2. Boulders on the natural slope face shall be considered in lot design review to prevent earthquake induced displacement and rolling.
- D-3. Slope stability and lot development plans shall be reviewed by a geologist or geotechnical engineer for all single family lots.
- D-4. Structural and earthwork specifications shall be employed in project design to avoid potential settlement problems. In areas where roads, utilities and structures will be placed, all compressible existing fill, topsoil and slopewash shall

be removed and re-compacted. Fill shall be placed in thin (6"-8") layers and compacted to 90% relative compaction per standard ASTM Test Designation D-1557-91. Liquefaction potential shall be evaluated during soil and foundation investigations.

D-5. Standard Grading Guidelines contained in Appendix B (i.e., "Appendix B" of Appendix B) and requirements of the Mono County Public Works Department shall be followed in all site grading.

D-6. A comprehensive erosion and sediment transport control plan shall be submitted to the Mono County Public Works Department prior to issuance of grading permits. This plan shall include:

- a. Covering disturbed soils with weed free mulch, grass, hay or similar material until vegetation is re-established.
- b. Controlling exotic weed species including manual removal of individual exotic plants or other acceptable procedures.
- c. Project phasing to minimize the exposed or excavated areas.
- d. Sprinkling/watering of disturbed soils, particularly in high use areas. A water truck shall be present on site during construction activities.
- e. Using wind erosion construction barriers in sites exposed to wind erosion during initial excavation.
- f. Covering, windfencing around, or wetting of stockpiled earth materials.
- g. Limiting the speed of construction equipment, trucks and other vehicles to 15 miles per hour on the site.
- h. Using sedimentation fences and basins to prevent sediment from leaving the site during construction and for the life of the project.
- i. Initiating grading on construction sites only just prior to actual construction.

Geologic, Seismic and Soils Mitigation Monitoring

The above mitigation measures would be implemented by the applicant during the approval process and construction period. They would be monitored by the Mono County Public Works Department, the Lahontan Regional Water Quality Control Board, and the Great Basin Unified Air Pollution Control District.

Vegetation and Wildlife Mitigation Measures

- E-1. Dogs shall be contained within a private yard fenced area or within a house, garage or other outbuilding.
- E-2. Mono County leash laws shall be reiterated in the project CC&Rs.
- E-3. Dogs shall be prohibited in the project area during construction.

- E-4. Night lighting shall be limited in number, duration and intensity to that adequate for security purposes so as to reduce impacts to wildlife; light fixtures shall be shielded and not visible off-site.
- E-5. Access to work areas (e.g., building sites) shall utilize existing dirt roads or primary access routes within the project area; unnecessary disturbance to native vegetation outside the project area shall be avoided.
- E-6. Revegetation of disturbed areas shall be conducted immediately following construction in order to prevent erosion. Native plants grown from seeds and seedlings obtained from local native stock shall be use in revegetation of disturbed areas.
- E-7. The spread of weeds shall be deterred by covering stockpiled topsoil and revegetating disturbed sites as soon as possible.
- E-8. Development designers shall use techniques to reduce the amount of area altered by pads and drives.
- E-9. Property line setbacks shall be established between private yard fenced areas and property lines to facilitate deer and other wildlife movement through the project area and to maintain connectivity among formerly contiguous wildlands. Where possible, adjacent property line setbacks shall be configured in a way that will preserve significant environmental features (e.g., drainages and ravines) for the purpose of maintaining wildlife movement corridors through the project area. Property line setbacks along side and rear yards shall be as wide as possible, but not less than 10', to provide larger movement corridors for deer and other wildlife.
- E-10. Management of remaining open space areas shall be specified in the project's CC&Rs, including restrictions on shooting, brush clearing, OHV use, disposal of hazardous materials, litter, trash burning, and livestock use.
- E-11. No tall, solid fences (e.g., brick walls, wrought iron fences, woven wire fences, chainlink fences) shall be constructed along property lines that separate adjoining back yard lots. However, this type of fencing, which is necessary to adequately contain pets, shall be permitted to enclose private yard fenced areas if consistent with CC&R regulations.
- E-12. Construction activities shall only be scheduled during daytime hours to reduce disturbance to wildlife, many of which are nocturnal species.
- E-13. Control of dust generated during site clearing and movement of heavy machinery shall be controlled through watering or other acceptable measures.
- E-14. Noise levels during construction shall be kept to a minimum by muffling such things as engines and generators.
- E-15. Open ditches and trenches shall be covered or barricaded during nighttime hours.
- E-16. Refueling and repair of equipment shall occur in disturbed areas away from sensitive wildlife habitat.

- E-17. Reduced speed limits to 25 mph should be imposed along all roads leading to and from the development to reduce the risk of wildlife-vehicle collisions.

Vegetation and Wildlife Mitigation Monitoring

The above mitigation measures would be implemented by the applicant during the approval process and construction period. Implementation of some measures would continue during the project via CC&R requirements. They would be monitored by the Mono County Public Works Department, the Mono County Planning Department, and the Mono County Sheriff's Department.

Visual Resource Mitigation Measures

- F-1. Buildings, parking, and site grading shall be designed to blend with natural terrain by allowing the lowest possible finished floor elevations; no point of any structure shall be greater than 35' above the natural grade.⁵
- F-2. Building materials and finishes (including roofing) shall be utilized that are harmonious in color and texture with the native landscape and mountainous backdrop; lighter colored and/or contrasting colors shall be avoided. The specific color palette shall be detailed in the project CC&Rs. The CC&Rs shall be approved by the County Planning Department in consultation with the Design Review Committee as provided in sections 19.01.370 and 19.01.380 of the Mono County Zoning Ordinance.
- F-3. All project housing and accessory structures shall utilize alpine architecture style. All single family and multifamily architecture, design, signs and other features shall be subject to review of the Design Review Committee as provided in sections 19.01.370 and 19.01.380 of the Mono County Zoning Ordinance.
- F-4. Cut slopes and fill slopes shall be contoured to help blend with the natural terrain; top edges shall be rounded and toes shall be tapered.
- F-5. Grading for house and condominium area construction shall be minimized; all construction shall be designed to blend with the natural terrain.
- F-6. All building sites and graded areas shall be immediately re-vegetated to blend with existing native landscape consistent with firesafe requirements. Native plant materials shall be utilized whenever possible.
- F-7. A random, natural appearing pattern (25' on center maximum) of no fewer than 300 Jeffrey and lodgepole pine trees (in approximately equal numbers each - 5 gallon minimum) shall be planted along the perimeter of the west property

⁵As noted previously, this height restriction as shown in Figure 16 is a County planning staff recommendation; the applicant prefers to follow the zoning code for heights as shown in Figure 15. The "natural grade" is defined as the existing natural grade plus or minus grading required for construction of the streets in the project (e.g., Highland Drive, Highland Place).

boundaries. This ~~comes~~ permission is obtained from the USFS to utilize USFS property to accomplish this measure. If permission can not be obtained, then the trees shall be planted within the project boundaries.

- F-8. At the time of ~~being~~ construction on each single family lot or condominium parcel, Jeffrey and ~~lodgepole~~ pine trees (5 gallon minimum) in equal numbers shall be planted on each ~~project~~ lot / parcel at a rate of one tree per 1,000 square feet of lot area (excluding public street area - example 10,000 sf lot requires 5 Jeffrey and 5 lodgepole ~~pine~~ trees). Other types of trees may be planted but the required number of Jeffrey and lodgepole pine trees shall be required and maintained as a condition of the CC&R's.
- F-9. Removal of existing ~~trees~~ shall be avoided where possible; trees removed shall be replaced on a size ~~removed~~ basis as in accordance with Specific Plan Policy 5-C
- F-10. Roof and ground ~~mounted~~ mechanical equipment (e.g., heating units) shall be screened from view.
- F-11. Exterior lighting ~~shall~~ be limited to that necessary for health and safety purposes. High intensity outdoor lighting shall be avoided or shielded. The source of lighting must be concealed on all exterior lighting and all lighting must be designed to confine light rays to the premises. In no event shall a lighting device be placed or directed so as to permit light to fall upon a public street, adjacent lot, or adjacent land area.

Visual Resource Mitigation Monitoring

The above mitigation ~~measures~~ would be implemented by the applicant during the approval process and construction period. Implementation of some measures would continue during the project via CC&R requirements. They would be monitored by the Mono County Public Works ~~Department~~ and the Mono County Planning Department.

Cultural Resource Mitigation Measures

- G-1. If evidence of potentially significant cultural resources is discovered during the project, a mitigation plan shall be developed and completed prior to further construction or earth disturbance.
- G-2. To protect Native American burial sites if they are discovered, the provisions of section 7050.5 of the Health and Safety Code shall be followed.⁶

Cultural Resource Mitigation Monitoring

The above mitigation ~~measures~~ would be implemented by the applicant during the construction period. They would be monitored by the Mono County Public Works Department and the Mono ~~County~~ Planning Department.

⁶ CEQA section 15126.4(b)

Circulation Mitigation Measures

- H-1. Consideration shall be given to creating Leonard Avenue as a one-way street or as a back to back cul-de-sac.
- H-2. As directed by the Public Works Director, the applicant shall reconstruct and pave Leonard Avenue to current structural and pavement standards. The extent and cost of these improvements should be implemented during consideration of the tentative tract map (s) for the project.
- H-3. A "Zone of Benefit" for on-going road maintenance shall be established for the project prior to the time that the roads are accepted into the County system.
- H-4. Prior to final approval of the density of the designated RMF-M site, an additional traffic analysis shall be prepared to recommend possible roadway improvements to help keep impacts to their lowest feasible levels. This analysis shall be funded by the proponents of the project.

Circulation Mitigation Monitoring

The above mitigation measures would be implemented by the applicant during the approval process and construction period. They would be monitored by the Mono County Public Works Department and the Mono County Planning Department.

Noise Mitigation Measures

- I-1. All exterior construction activity shall be limited to daylight hours, 7:00 a.m. to 7:00 p.m. and shall not occur on Sundays and Holidays except in conformance with County noise ordinance section 10.16.090 B6.
- I-2. Heavy equipment and other large construction equipment shall be equipped with muffling devices to avoid excessive noise generation in accordance with the County noise ordinance.
- I-3. Condominium developments bordering the Interlaken condominiums shall be designed with outdoor activity areas away from exterior property lines or shielded by structures or berms in accordance with the County noise ordinance..
- I-4. Consideration shall be given to creating Leonard Avenue as a one-way street or as a back to back cul-de-sac (same as Circulation Mitigation Measure H-1).

Noise Mitigation Monitoring

The above mitigation measures would be implemented by the applicant during the approval process and construction period. They would be monitored by the Mono County Public Works Department and the Mono County Planning Department. Vehicle traffic noise is also monitored by the Mono County Sheriff's Department.

Air Quality Mitigation Measures

- J-1. (Same as Geology, Seismicity and Soils Mitigation Measure D-7) A comprehensive erosion and sediment transport control plan shall be submitted to the Mono County Public Works Department prior to issuance of grading permits. This plan shall include:
- a. Covering disturbed soils with weed free mulch, grass, hay or similar material until vegetation is re-established.
 - b. Controlling exotic weed species including manual removal of individual exotic plants or other acceptable procedures.
 - c. Project phasing to minimize the exposed or excavated areas.
 - d. Sprinkling/watering of disturbed soils, particularly in high use areas. A water truck shall be present on site during construction activities.
 - e. Using wind erosion construction barriers in sites exposed to wind erosion during initial excavation.
 - f. Covering, windfencing around, or wetting of stockpiled earth materials.
 - g. Limiting the speed of construction equipment, trucks and other vehicles to 15 miles per hour on the site.
 - h. Using sedimentation fences and basins to prevent sediment from leaving the site during construction and for the life of the project.
 - i. Initiating grading on construction sites only just prior to actual construction.
- J-2. Only high efficiency heating systems shall be allowed in the development. No residential units will be constructed with wood as the primary heating source.
- J-3. If any wood burning appliances are installed in any of the new homes or condominium units, they shall be EPA, Phase II, approved appliances.
- J-4. (Same as Visual Resources Mitigation Measure F-6). All building sites and graded areas shall be immediately re-vegetated to blend with existing native landscape consistent with firesafe requirements. Native plant materials shall be utilized whenever possible.
- J-5. A Permit to Operate shall be obtained from the Great Basin Unified Air Pollution Control District prior to construction.

Air Quality Mitigation Monitoring

The above mitigation measures would be implemented by the applicant during the approval process and construction period. They would be monitored by the Mono County Public Works Department and the Great Basin Unified Air Pollution Control District.

Water Resources Mitigation Measures

- K-1. (Same as Geologic, Seismic and Soils Mitigation Measure D-7). A comprehensive erosion and sediment transport control plan shall be submitted to the Mono

County Public Works Department prior to issuance of grading permits. This plan shall include:

- a. Covering disturbed soils with weed free mulch, grass, hay or similar material until vegetation is re-established.
 - b. Controlling exotic weed species including manual removal of individual exotic plants or other acceptable procedures.
 - c. Project phasing to minimize the exposed or excavated areas.
 - d. Sprinkling/watering of disturbed soils, particularly in high use areas. A water truck shall be present on site during construction activities.
 - e. Using wind erosion construction barriers in sites exposed to wind erosion during initial excavation.
 - f. Covering, windfencing around, or wetting of stockpiled earth materials.
 - g. Limiting the speed of construction equipment, trucks and other vehicles to 15 miles per hour on the site.
 - h. Using sedimentation fences and basins to prevent sediment from leaving the site during construction and for the life of the project.
- K-2. The required SWPPP shall be submitted to the Mono County Public Works Department for comment; a grading permit shall not be issued until the SWPPP has been granted.
- K-3. As much natural landscaping as possible shall be kept on each building lot to reduce the amount of impervious surfaces in the project.
- K-4. Impervious surfaces that could contribute to off-site drainage systems should be regularly swept and cleaned to minimize contaminants that might find their way to receiving waters.
- K-5. A drainage plan for the entire site shall be submitted to the Mono County Public Works Department prior to approval of the final tract map. The drainage plan shall avoid any increased stormwater flows above present levels through the Interlaken drainage system.
- K-6. The seven drainage-related items contained in the Mono County Public Works Department's August 23, 2000 memorandum shall be instituted. This includes providing applicant-funded supplemental engineering expertise for the Public Works Department to assist in the evaluation of drainage plans.

Water Resources Mitigation Monitoring

The above mitigation measures would be implemented by the applicant during the approval process and construction period. They would be monitored by the Mono County Public Works Department and the Lahontan Regional Water Quality Control Board.

Energy and Resource Conservations Mitigation Measures

- L-1. Energy efficiency computer modeling shall be conducted for each new residential unit within the project to insure that maximum energy efficiency is achieved.
- L-2. Careful dwelling unit placement and design shall be undertaken to enable maximum potential for active and/or passive solar heating.
- L-3. Streets, driveways, and house placement shall be designed to provide adequate on-site snow storage.
- L-4. (Same as Public Services Mitigation Measure C-6). Water conserving fixture and xeriscape (low water use design) landscaping shall be included in all phases of the project (xeriscape landscaping includes drought resistant turf and plant materials, irrigation systems that deliver only the amount of water necessary for adequate growth of the various landscape plant materials, low flow water devices, and other similar measures).

Energy and Resource Conservation Mitigation Monitoring

The above mitigation measures would be implemented by the applicant during the approval process and construction period. They would be monitored by the Mono County Public Works Department and the Mono County Planning Department.

Appendix C

Mono County Public Works Letter

June Lake PUD Water Distribution Map

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Director of Public Works

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Monopw@qnet.com

Date: August 23, 2000

To: Larry Johnston, Senior Planner

From: Rich Boardman, Public Works Director

Re: June Lake Highlands #2 – Administrative Draft#2, Specific Plan & EIR

MEMORANDUM:

Per your request, I have reviewed the above referenced document and submit the following comments for your consideration:

The proposed Specific Plan is being processed in conjunction with applicable provisions of the County General Plan and the June Lake 2010:Area Plan. The proposed Specific Plan will be utilized to establish appropriate, but more project oriented "development standards" for the June Lake Highlands # 2 project. The project generally involves the phased development of 39 single family lots and 114 condominium units on a 21 acre site located off Leonard Avenue in the Community of June Lake. The primary access routes are identified as Leonard Ave. and Lakeshore Drive. The interior subdivision streets will be constructed to County Standards and dedicated to Mono County. As proposed, drainage and on site retention areas will be developed to accommodate a 24 hour, 20 year storm event.

Our records would indicate that a "Development Agreement" and a "Tentative Tract Map" (Tract 34-22) were previously approved for a portion of the project area. At the time of writing this report I was not able to determine if the Development Agreement or the Tract Map are still active or if they have expired. Should you find that the prior project has not expired, I assume you would want to modify your project map to reflect that the previously approved project is "not a part" of this project as it would appear that the prior project differs from the present project. I would also suggest a review of the prior mitigation measures and conditions of approval for consistency with the proposed specific plan.

In reviewing the Draft EIR for the proposed Specific Plan, I find that you have identified a number of key public works issues. Those issues were discussed at our meeting with Scott this morning and, although I am not able to provide more detailed comments, I thought this memo would help to summarize some of my concerns.

Land Use Issues:

You seem to indicate that the June Lake Ballfield will have an adverse impact on the proposed project. To the best of my knowledge, the ballfield was constructed prior to the proposed project. With this in mind it

would seem that the proposed project would need to incorporate adequate noise and visual screening to avoid potential conflicts with the surrounding uses, this would include the ballfield . I would suggest that adequate mitigation measures should be developed and incorporated into the project to address this potentially significant conflict with the existing land uses. I would also request some type of mitigation measure that would help offset costs to the county concerning additional parking and access problems that this project may create.

Sewer/Water:

You have indicated that the developer is working with the PUD concerning this issue and that the PUD is satisfied that they have or will have adequate capacity and fire flows to serve the proposed project. I understand that the PUD will be required to submit a letter to this effect prior to actual development approvals.

Solid Waste:

The text should be revised to indicate the following: the current life expectancy is approximately 15 years, the current disposal rate is approximately 20 tons/day. The development of an additional 39 single family residences along with 114 condo units will reduce the life of the Pumice Valley by 1-2 years or about 13% at build out

Geology, Seismicity, and Soils:

You have indicated that the proposed project is located within an identified Alquist-Priolo Zone. You have also indicated that a report has been prepared by GeoSoils. I will assume that the report meets State requirements, has been filed with the State Board of Mines and Geology, and that you are satisfied that there are no potential development conflicts.

As I am sure you are aware, the Subdivision Map act will require the submittal of a soils report prior to the recordation of the map (s) for this project. Normally the soils report would address such things as slope stability and liquefaction. With this in mind, I would not feel comfortable specifying slope gradients, max heights, and/or cut-fill requirements until the report has been filed.

Given that the Area Plan has some rather restrictive visual impact policies with respect to grading activities associated with new development and in consideration of the fact that this project may require some rather significant earthwork activities in order to develop roads and construct building pads; it may be prudent to require a soils and geologic report as part of the Specific plan application package. The report would allow county staff to better analyze the extent of potential visual impacts associated with site grading. It would also allow your department to address the site disturbance that may be associated with private drives and building envelopes within the proposed lot configurations.

Circulation:

The June Lake Area Plan would seem to require that new roads be constructed to the standards as indicated in the Circulation Element. The Circulation Element suggests a wide range of design criteria and potential constraints associated with new and the existing road systems which should be considered. It also would seem to require (unless found to be infeasible) that new roads be constructed to the standards identified in Table 11. The applicant appears to be required to meet that standard. Given the continual diminishment of snow storage areas in the Village area (due to narrow streets and private lot development) and in consideration of Area Plan Policies associated with identifying additional snow storage areas in conjunction with new development proposals; I would request consideration of this potentially significant issue in conjunction with your environmental review. (i.e. additional snow removal areas other than R/W snow removal easements which are intended only to accommodate snow removal needs associated with the roads within the project area.) Although not specifically addressed in the Area Plan, I would request a Specific Plan Policy that would require the applicant to establish a "Zone of Benefit" to address on-going road maintenance costs. This should occur prior to the time that the roads are accepted into the County system.

You indicate that the Leonard Ave. access to the Village area is not adequate to address the increase in use as may be anticipated at project build-out. You conclude that "potentially significant, unavoidable impacts will be present with regard to circulation which can not be reduced to less than significant levels; mitigation measures are required to reduce these levels to the lowest levels feasible. Under "cumulative impacts you also conclude that " combined traffic from the June Lake Highlands project and adjacent projects added to Leonard Avenue through the Villiage area is considered cumulatively considerable and unavoidably significant." You then suggest two mitigation measures: (1) one way streets or back to back cul-d-sacs, or (2) reconstructing Leonard Ave. (and, in my opinion, other collector streets leading to the villiage) to the current June Lake Standard.

Per our discussions, I agree that potential traffic impacts can not be reduced to a less than significant level. However, I do not feel that the proposed mitigation measures are realistic given the need to provide access to the ballfield area from the village and/or the potentially significant cost associated with improving the existing collector roads to the June Lake Standard.

Drainage:

You appear to have suggested mitigation that would reduce potential impacts on the Interlaken project. However, it would also seem prudent to address the potential cumulative drainage impacts to all downstream owners within the drainage area. This potentially significant impact in conjunction with unresolved traffic impacts could make it difficult for the Board to make findings of overriding consideration, should they wish to approve the project. Although there does not appear to be any easy solution concerning traffic impacts, you may wish to consider the following suggestion prior to circulating the draft EIR:

The June Lake Area Plan Requires development projects to minimize impacts on surface and groundwater resources by limiting erosion and uncontrolled storm water discharges. Encourages developers to incorporate erosion control measures that create a zero off-site net increase into their project design, and requires developments, including single family homes, on soils highly susceptible to erosion or on steep slopes, to submit an erosion control plan as part of the planning permit process. Requires project specific design measures to be incorporated into the development to mitigate possible effects of unstable geologic features and increased water run-off.

With these policies in mind, acknowledging our existing workload and the fact that our engineering staff is not specialized in this field, and given our prior experience with development projects in this area, I would suggest the following:

The County should retain the services of an engineer, registered in the State of California, who shall prepare and submit a detailed surface run-off and erosion control plan in conformance with the following general guidelines:

- (A) It shall be funded by the applicant.
- (B) It shall be prepared by a qualified, experienced professional as approved by the County.
- (C) It shall assess the current water quality in the general project area and identify existing drainage patterns.
- (D) It shall assess the individual and cumulative drainage impacts associated with the proposed development.
- (E) It shall include a quantification of potential run-off and sedimentation from erosion and address any potential sedimentation and/or contamination that could enter surface and/or groundwater systems. It shall also provide calculations and mapping related to potential impacts on downstream properties.
- (F) Should retention basins or dry wells be proposed, the plan shall identify the location and size of the facilities.

- (G) It shall recommend project alternatives and/or erosion control and drainage mitigation measures which address the feasibility of zero off-site discharge or, if not feasible, would serve to reduce or minimize project impacts to levels which would serve to satisfy Area Plan policies. Erosion control and drainage mitigation measures, recommended in the study, shall also satisfy Lahontan requirements and be included in all improvement/ grading plans submitted to the County for subsequent approval.
- (H) On-going maintenance issues/costs should also be identified and, if appropriate, included as part of the "Zone of Benefit" for road maintenance activities.

c:
Scott Burns
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File

