

Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546

June 21, 2008

RECEIVED
JUN 27 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

Re: Rodeo Grounds Project: June Lake

To Whom It May Concern,

For the record, our family does not want to have the current character of June Lake changed from one of elegant simplicity, to overcrowded park, for the sake of the economics of the investment development.

The Community and/or County plans do not recommend 90 foot tall, or even 70 foot buildings. The "Project" proposed population is 5 to 8 times larger we are told, than that of the current town. The County's infrastructure is inadequate to handle this proposed increase in population. It isn't fantastic even for the smaller population. The most popular skiing days, rarely draw crowds like these.

Will we need to have 'day passes' and visitor permits like in a National Park to accommodate these folks - or us? Traffic lights? More school busses? A closer emergency hospital facility? More fire protection? More police protection? More shopping facilities? More width in our roads, especially when there is also the element of camper trailers and motor homes who use the area intensively? Where will the water supply come from? We are even now on water consumption restrictions. More costs to the county to provide these services - where is the balance?

June Lake is a unique mountain village. We like to think of it as an adjunct to the John Muir Wilderness area, and as such it has for decades served the visitors well. A series of exceptional trailheads, with support facilities nearby, but not, please, anything resembling south Lake Tahoe congestion and chaos, or even heavens, that of Mammoth. Some folks want that kind of development, if it is planned appropriately. We don't think that there has been sufficient recognition of the unique quality of natural terrain and we don't want it to change.

Yours truly

Mr and Mrs William Baer

William and Elizabeth Baer
Registered voters since 1980

and family, thank you

*Clark Tract residents
June LAKE.*

*1845 Las Flores Dr,
Glendale, CA 91207*

June 20, 2008

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JUN 25 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546

Gentlemen:

Re: Rodeo Grounds Project

We feel strongly that the June Lake community and the County plan, carefully constructed by local citizens, should not be compromised!

The Rodeo Grounds Project will create a density with damaging consequences of pollution, traffic congestion and will strain the infrastructure.

The natural beauty and serenity of June Lake should not be commercialized. It should not become a metropolitan nightmare.

As June Lake residents for over 30 years we have witnessed the impact of overdevelopment. Our own water supply has diminished, even in wet years, and is of concern.

Please give our concerns your consideration.

Sincerely,



Preston Bennett
parcel #16-215-11
760-648-7980
310-375-1034



Gerry Bennett

June 16, 2008

Mono County Planning Commission
PO Box 347
Mammoth Lakes CA 93546

RECEIVED
JUN 20 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

Re: Proposed Rodeo Grounds Project

Dear Members,

The fact that June Lake is currently on water restrictions without this proposed development and the fact that our governor recently declared California to be in a drought crisis should really end any discussion of more building in the community at this time.

Furthermore, the 90 and 70 foot proposed building don't comply with Community or County plans which were wisely put into effect to preserve the current character of the area. These new proposed heights will certainly destroy the view shed of this unique and fragile alpine area.

Consider, too, the size of this project: 5 to 8 times larger than current town size (833) units and the potential for 3,000 people at one time!

It is obvious that this proposed project is for the short term benefit of the developer and a few others and not for the vast majority of homeowners and vacationers who have come to this area for generations expecting the current plans and character of this area to remain.

Please execute your duty to keep June Lake the well planned, livable, and beautiful area it already is and reject the current proposal.

Sincerely,



Patricia Bleha
William Bleha
June Lake property owners at
85 Leonard Ave.
Unit 14 Interlaken

Mailing address
3209 Fosca St.
Carlsbad CA 92009

June Lake Citizens Advisory Committee
C/O Mono County Planning Dept.
Attn: L. Johnston
Mammoth Lakes, CA 93546

Re: Intrawest/Rodeo Grounds Proposed Specific Plan Project

Dear Chairman Allendorf and Members of the JLCAC:

I am bringing to your attention deep concerns my husband and I have regarding the proposed Intrawest/Rodeo Grounds Proposed Specific Plan Project.

1. June Lake relies upon a Volunteer Fire Department with 3 of the 4 badged Firefighters working in Mammoth Lakes (stated in Coalition notes of October 6, 2006) and a crew of approximately 14-18, with some of those working out of town. After speaking with a retired captain of a Southern California fire department and currently teaching Fire Sciences at Chafey College in Pomona, CA, I was informed high-rise buildings of more than 6 stories are very costly for fire protection. The State recommends 4 fire fighters per engine. Accessibility to high-rise buildings must be addressed i.e. landscape interference, angles of ladders within topography to the building. A State quarterly maintenance must be implemented. What would the response time be in the middle of winter? Would there be an auxiliary water supply? Monitoring of system must be done from an offsite area. Where would the needed staffing and equipment come from? The buildings must be equipped with automatic sprinkler systems, but even with such a system the Monte Carlo Hotel in Las Vegas was engulfed in a horrendous fire...a completely fire sprinklered building.

2. **The building heights proposed do not meet with the Mono County General Plan or the June Lake Area Plan 2010.**

3. The issue of "Unit" count has not been determined. What is a "Unit?" What is the meaning of "keys?" Is there a difference?

4. June Lake is on water restriction after a fairly good snow pack winter. With an anticipated major increase in PAOT, and must be calculated at 85% PAOT, one can only discern water supply will be diminished substantially. Lakes and streams will be impacted with the increase in water consumption and fishing will be impacted with the increase in anglers. The JLPUD sewer system is antiquated and cannot accommodate such an increase.

5. Traffic circulation is a major concern. June Lake Loop's main arteries consist of 2 lane highways. Any major increase in traffic will bring congestion and safety issues. Recently, bus service has been halted for the Mammoth Lakes/June Lake route due to increases in fuel costs.

6. The time has come for Carl Williams, General Manager of June Mountain, to step aside during any and all recommendations in regards to the Intrawest/Rodeo Grounds Specific Plan Proposal. He is an employee of Mammoth Mountain and Intrawest by virtue of their 11% interest in Mammoth Mountain and its properties. This was suggested at the 2nd Peer Review Meeting. He said he would do so when the time came. **The time is NOW!**

7. Heights destroy view sheds, views June Lake is famous for. No building should be allowed on any ridgelines. Any structures that may possibly pose this problem should be viewed from all angles. Story poles must be erected for this reason.

8. Highway 158 is a County designated CalTrans Scenic Highway that is eligible for CalTrans State designation. CalTrans Scenic Highway status is a tourism economic booster and noted in many Scenic Tourism periodicals and brochures. A gondola must not be erected to cross over the highway, to ruin another view shed June Lake is famous for, that would take away County designation and would forever take away any eligibility for State designation.

9. Cutting of trees and grading of the resort area are major concerns. The topography must be altered to the barest minimum.

10. Where will the snow removal crew store the snow? A snow storage plan must be addressed. Water reclamation must be encouraged.

11. There are not enough parking spaces for this project size.

12. The USFS Gull Lake Car Top Boat Launch road must be left in place. Anglers/recreationers will not want to drive through a residential neighborhood area for access. This would take away from the rural outdoor experience. On the flip side, residents would not appreciate anglers/recreationers driving through their neighborhoods.

13. A mix of affordable housing styles of architecture/models should be used blended in with market based housing to promote "community neighborhoods." LEEDS type building/materials must be encouraged.

14. Finally, this project must be downsized. There are too many non-comformities to count to the General Plan and JLAP.

Be careful what you wish for...you may just get it and then be stuck with it.

Thank you.

Dorothy and Charley Burdette
891 Mono Dr.
June Lake, CA 93529

June 16, 2008

RECEIVED
JUN 20 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

Dear Sir or Madam,

I am writing this letter to strongly oppose the approval of the Rodeo Meadows project in June Lake. I have been a property owner in June lake for 30 years. This project will destroy the entire character of the valley and the town in ways that can never be repaired or mitigated. The number of new residents or renters may generate some new business for local shops but will completely overwhelm the recreational outlets in the community. June Mountain cannot handle 3,000 more people on weekends without becoming a total gridlock. Other than a high speed chair up to the lodge, the mountain will not be expanded. June Mountain will be worse than Mammoth and business will ultimately suffer. If you are going to ski in crowds, you might as well ski Mammoth.

In the Summer, it will be just as bad. There are no plans to expand the Marinas on any of the lakes. 3,000 more fishermen will overwhelm the local lakes and streams. **The recreation infrastructure of the valley cannot handle this number of people.**

While reasonable people can argue about my comments above, there is one irrefutable fact that should keep this project from ever being approved. WATER!!!! **June lake is currently under a water restriction only two years after we had two record winters back to back. How can any sane public servant or business owner approve a project that grows June Lake by 500% when we do not have enough water for the current population?**

I urge the supervisors in the strongest possible terms to oppose the current project and stay within the General Plan guidelines. Anything else will be the death warrant of June Lake, a last special place that must not be sacrificed to corporate greed and homogenization.

Cheryl Criss



9574 Paseo Montrial
San Diego, CA 92129

Lynn Doran
85 California Street
June Lake, CA 93529

RECEIVED
JUN 27 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

June 24, 2008

Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546

Dear Sirs,

I am writing regarding my concerns for the development of the Rodeo Grounds in June Lake. June Lake is a very special, beautiful place that has kept it's small town charm. That is what draws people here.

The following issues will change all that:

- 70 and 90 foot buildings that do not comply with Community or County plans.
- The enormity of the development is larger than the entire population of June Lake by 5 to 8 fold.
- The entire character of the June Lake loop will change with the influx of that many people.
- The building heights will destroy water shed.
- June Lake is currently on water restriction. How can it support a deveoplment of that size?

If the land must be developed, it shuold be developed within the set guidelines of the Community and County plans, not under a new set of rules.

Thank you for your attention to my concerns on this project.

Sincerely,



Lynn Doran

cc: Regional Planning Partners
June Lake Advocates

4110 Maritime Rd,
Rancho Palos Verdes, CA 90275

RECEIVED
JUN 18 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

To all it will concern

We would like to voice our concern with the Development Plan and its irresponsible agenda to subvert the laws and agreements of June Lake.

All building and human impact in the environmentally delicate region of the June Lake Loop must adhere to the previous agreements and no allowance for special interests should be allowed.

Many lakes in the area have already become toxic with bacteria and chemical runoff and are not fit for swimming or even for dogs to drink. You can not let the once pristine lakes become cesspools.

Please make sure the following issues adhere to the long-standing charter.

1. 90 and 70-foot buildings don't comply with Community or County plans.
2. Enormity of Project-5 to 8 times larger than current town size (833) units, (as many as 3,000 people at one time)
3. Loss of Mountain Character-Too many people cause sever environmental impact to the lakes and wildlife. The area cannot remain viable for swimming or other recreational activity if over polluted by the additional toxins.
4. Heights destroy view sheds.

Water-June Lake is currently on water restrictions without the development.

The toxins in the lakes have risen even without the massive development there is, their or should be, serious concern for anyone who is looking at the long term sustainability of the area.

Don't allow June Lake, the little Switzerland of the Sierra's, to become the rubbish dump and toxic cesspool for the Mammoth spillover. It is my belief that the short term money gained by a few outsiders will, in the long term, severely hurt the local business and will definitely destroy the natural peace and beauty.

Dennis & Susan Edwards *Susan Edwards* 6-16-08

Dennis And Susan Edwards
191 Aspen Rd.
June Lake, CA

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JUN 27 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

3840 Bowers Dr. Reno, Nv. 89511
June 21, 2008

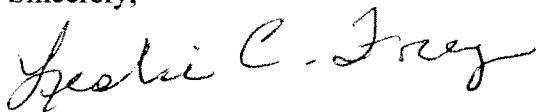
Mono County Planning Commission
P.O. Box 347
Mammoth Lakes, CA 93546

Just as ski resorts, amusement parks, national parks, and night clubs must close their gates when they are too crowded, June Lake needs to call a halt. Although I have an 80 year old cabin in June Lake, I live in Reno. Twenty plus years ago a wonderful event called "Hot August Nights" was started. At this point many people refuse to get near it because it has become too crowded, the fun is gone, and too many of the "wrong element" show up. Please don't let that happen to June Lake.

It seems to me that an outside organization should try to fit in with the existing community. Tall buildings, use of water that may not be available, and a huge size will destroy what has made June Lake attractive, just as too many people have ruined my city. Over-development at Mammoth is the model we are looking at. Drugs. Crime. Little mountain character.

Rather than the Rodeo Grounds development, I'd like to see a golf course and condos on the north east side June Lake. That would be a year-round destination without disturbing the scenic nature of the canyon.

Sincerely,



Leslie Frey

Memorandum to: CAC Members
CC : Larry Johnston
From : Ron Gilson
Date : June 18, 2008
Re : Recommendation on Rodeo Grounds

In anticipation of the July 1st meeting at which the CAC will vote on a recommendation to the board of supervisors, I wanted to pass on my views about the Intrawest proposal, and the problem of facilitating the development of enough warm beds to keep June Mountain viable. You will note that I view these as two separate questions – what is built on the Rodeo Grounds and how we meet June Mountain’s needs should be addressed separately. As I will discuss below, the debate at the prior peer review meetings and the comments made at them on behalf of June Mountain, assumed that the number of units necessary to support investment in the ski area had to be built on the Rodeo Grounds. This combination is simply wrong. Limiting the CAC’s consideration only to the Rodeo Grounds fails to protect the community; we need more than a passive response to what Intrawest proposes. As I will also discuss below, the need for the CAC to actively represent the community also extends to requiring that Intrawest commit to building the resort first, that it commit to the design that it presented at the last peer review meeting, and that June Mountain commit to making the improvements which represent the major gain to the community from the Rodeo Grounds project.

All the Warm Beds Need not be Built on the Rodeo Grounds

The members of the CAC June Lake Coalition spent a significant amount of time last summer doing a complete inventory of land on the June Lake Loop that could be developed for commercial lodging. The large number of units that could be developed on the inventoried land was an important reason why I proposed and voted in favor of a Rodeo Grounds project in the 300 to 400 unit range, with the remainder of new units as infill elsewhere on the loop, especially in the Village.

There are a number of advantages to meeting the June Mountain needs through a moderate sized Rodeo Grounds project, and additional infill development. The first is that it is simply better planning. The public has made very clear that it does not want a Rodeo Grounds development that would change the character of June Lake. This was repeatedly stressed in every feedback exercise undertaken in the peer review meetings. A project of the size proposed by Intrawest, however well designed, will change the character of June Lake. Ninety and seventy foot buildings, among the largest between Carson City and Los Angeles, are not consistent with a wilderness setting. In contrast, new development in the Village will allow for redevelopment of that area, with a resulting reduction in the environmental impact of the Rodeo Grounds development.

It is apparent why Intrawest would like to build on the Rodeo Grounds all of the units June Mountain says it needs: the greater the number of units that are allowed to be built on the Rodeo Grounds, the more valuable is Intrawest’s property. But why does June Mountain care whether the additional warm beds are on the Rodeo Grounds or in

the Village? It is my understanding that the Mammoth Mountain is involved in ongoing negotiations with Intrawest concerning the manner in which it will participate in the development of the Rodeo Grounds project. To the extent that the owners of June Mountain anticipate having a financial stake in the development, they will prefer a development plan that maximizes their profit, rather than doing what is best for the community. Protecting the community is the responsibility of the CAC, which it cannot accomplish if it allows Intrawest to determine where development takes place.

There are a number of other advantages to treating the location of the new warm beds separately from determining the correct number. From the community's perspective, separating the analysis gives us a chance to accomplish two things at once – sustaining June Mountain and undertaking intelligent planning and development of the Village – without a single project of a size that will compromise the character of June Lake.

A second advantage of spreading the warm beds needed by June Mountain beyond the Rodeo Grounds is that it increases, in my mind substantially, the likelihood that the Rodeo Grounds project actually will be built in a time frame relevant to the community. At the last peer review meeting, Intrawest told the community that the resort core would require \$150 million in financing and would take up to 10 years to complete. Reducing the size of the Rodeo Grounds project reduces the capital Intrawest needs by spreading the overall investment among a larger number of developers. Particularly with financial markets that are likely to remain unsettled for at least another two to three years, it is foolish for the community not to diversify the funding sources on which it is ultimately relying to provide new warm beds. Put simply, the interests of Intrawest and the community overlap, but are *not* the same. We need to stop being simply responsive to Intrawest, and vigorously insist on a project that is more carefully tailored to what is best for the community.

A smaller Rodeo Grounds development increases the likelihood that the project will be built in another way as well. The size of the proposed project raises regulatory and environmental problems that would be mitigated somewhat by spreading the new warm beds beyond the Rodeo Grounds. The Intrawest proposal raises serious problems concerning water availability in light of climate change concerns (which need to be considered in the necessary assessment) and compliance with AB 32. In this regard, it is important to remember that both the California Attorney General's climate change group and the Los Angeles Department of Power and Water are following this project. Minimizing regulatory risk by reducing the number of units on the Rodeo Grounds site is plainly in the community's interest because it increases the likelihood that development will occur in a reasonable time frame.

The CAC Needs to Actively Protect the Community

At the last peer review meeting, Intrawest presented renderings of the proposed project that elicited a favorable response by some CAC members, who thanked Intrawest for responding to community concerns. Intrawest made clear, however, that is making no

commitment to actually build the project consistently with the renderings presented to the community.

The CAC has an obligation to proactively protect the community. If the CAC believes that the project should be built as shown on the renderings presented to the community, then it should condition its approval (if it decided to approve the project) on the project's final plans not differing materially from the renderings. This would alert the Board of Supervisors that any change in the design of the project should be sent back to the CAC for community review and comment. This prevents Intrawest from deceiving the community with a bait and switch ploy by securing CAC approval through renderings that it subsequently abandons.

It would be unforgivably naïve to believe that Intrawest will not change its plans in a way that disadvantages the community. The CAC should actively protect community interests; if parts of the plan presented to the community through the renderings are important to the CAC's decision, then it should explicitly condition its approval on those parts not changing. Not doing so simply abandons the community to Intrawest's whims.

In the same vein, please remember that the June Lake Coalition repeatedly discussed the fact that the community needed the resort built first. June Mountain stated at the last peer review meeting that it will start making improvements on the day that ground is broken for the resort.¹ However, at the last peer review meeting, Intrawest stated explicitly that it would not commit to build the resort first. I can understand why Intrawest wants this flexibility. I cannot understand why the CAC would recommend that it be given it at the community's expense.

In short, I am asking that the CAC do something more than passively respond to what Intrawest proposes. Any CAC recommendation should be conditioned on Intrawest committing to those elements of the project – improvements to June Mountain, building the resort core first, and assuring that the design remains as presented – that actually advance the community's interests. The CAC is charged with acting on the community's behalf. The community deserves an active bargainer for its interests.

¹ Carl Williams candidly stated, however, that his employer would not make a binding commitment to make improvements on this schedule or at all. I think it would be foolhardy to approve this project without a binding commitment from June Mountain. Assuring the continued operation and improvement of June Mountain is the primary advantage to the community from the Rodeo Grounds project. It is my understanding that there is no barrier to the County conditioning Rodeo Grounds permits on simultaneous investment in June Mountain, especially since ongoing negotiations indicate that Mammoth Mountain will end up as an investor in the Rodeo Grounds project. I am at a loss to explain why the CAC has not insisted on this condition.

Darin Dinsmore
Theresa Duggan
Regional Planning Partners
P. O. Box 1803
Truckee, CA 96160
darin@dinsmore-sierra.com

June 10, 2008

RECEIVED

JUN 12 2008

MONO COUNTY
COMMUNITY DEVELOPMENT

Subject: Rodeo Grounds 4th Peer Review Comments

Herein are contained several comments related to building heights and other concerns. For over two years the Community of June Lake worked tirelessly, under your guidance, to develop the June Lake Guidelines that would provide direction for all future development. The Design Guidelines and the June Lake 2010 Area Plan are part of the Mono County General Plan. Additionally, the 1987 Rodeo Grounds Land Exchange Agreement also stipulated that Mammoth Mountain Ski Area shall comply with June Lake and Mono County Plans.

In accordance with available information, the Design Guidelines were approved in 2001 by the June Lake Citizens Advisory Committee (CAC), Mono County Planning Commission and the Board of Supervisors (BOS). The Design Guidelines were signed by the June Lake Citizens Design Committee comprised of representatives of Intrawest, June Mountain, CAC and others.

Specifically, there are fifteen related issues that are of major concern to the June Lake Advocates (JLA) and several other known property owners or residents:

The major issues that need to be resolved are:

1. Magnitude:

The enormity/magnitude of the sky scrapper project is far too large for the limited resources, residents and second home owners to accept without destroying what we need to preserve.

2. Building Heights:

Proposed building heights exceeding 35 feet need to be reduced. This is stipulated in the Community developed June Lake Design Guidelines that were approved by both County Supervisors and the Planning Department in 2001.

Additionally, the June Lake 2010 Area Plan and past building precedent shall be adhered to. If the CAC, BOS and Planning Department authorize building heights in excess of the Design Guidelines, June Lake 2010 Area Plan and Mono County General Plan, precedence will be set that will allow additional future development or remodeling to also exceed established plan heights. In 2007, County Planning confirmed that this will, in fact, be precedence setting.

Established plans limit building heights to a maximum of thirty-five (35) feet. With approval of a special use permit for Commercial Lodging-High only, heights may be increased to sixty (60) feet.

3. People Density:

The specific density/people at one time (PAOT) is vague and extremely too large. Increasing the area population by five to ten times will exceed area resources capacities and utility infrastructures.

4. Land Trade Agreement:

The United States of America and their agent, the US Forest Service, and Mammoth Mountain land trade stipulations shall be enforced by both the County and US Forest Service. The Land Trade Agreement, dated November 1987, page 15, states "at least 25% of the land to be left as open space". Mathematically 25% of 90 acres leaves 67.5 acres less 3.5 acres for SCE, thereby yielding only 64 buildable acres. Per regulation, at 10 units per acre, the maximum quantity of allowable units is 640, not the proposed 833.

5. Water Related Issues:

Although water issues will be covered in the EIR Process, both the surface and ground water studies conducted in June 2006 appear to be inconclusive. The impacts on Rush Creek and downstream watersheds including Mono Lake have not been adequately determined. The developer shall request assistance from the State Water Resources Control Board and Department of Water and Power in order to perform a thorough analysis required by Senate Bills 221 and 610.

6. Alternatives:

Alternatives that are significantly less intrusive need to be seriously considered. Numerous stakeholders believe that building the entire project is better suited at the base of June Mountain, south of highway 158, adjacent to the current parking lot or east of 395.

In this scenario, the ramifications of the contentious overhead gondola, ridgeline building/interference and numerous traffic issues can be avoided. The current Rodeo Grounds property can be returned to the US Forest service protecting vistas and ridgeline beauty for future generation enjoyment.

7. Mountain Character:

The proposed plan does not support maintaining June Lake's mountain character. There is no way that 90, 80 or 65 foot high resort building or 45 foot multi-family or residential or a density of 833 units maintains the mountain character of June Lake.

This project needs to be coordinated with the community desire to reduce the heights and size of proposed plan.

8. Parking:
The General Plan requires 1,500 parking spaces for the resort not the proposed 767 spaces. Additionally, three spaces per residential/multi-family units are required by the General Plan and this has not been adequately addressed by the developer.

Underground parking shall be provided to be a less intrusive impact on the environment, land and trees.
9. Dwelling Units:
Any unit should be counted as one unit not a one-half unit.
10. Conservation:
“No surface disturbance shall be permitted in areas of significant archaeological sites until a suitable mitigation plan prepared by an archaeologist has been fully implemented.”
11. Infrastructure:
All utility agreements and construction for the project shall be completed prior to resort/residential construction. This will include water, sewer, propane, power, etc.
12. Phasing:
Phasing should start with the Resort Area 1 and Workforce Housing Area 4.
13. Administrative:
In cases of conflict between the Specific plan and the Mono County General Plan, the Mono County General Plan shall take precedence.
14. Gondola:
Highway 158 is designated as a California State Department of Transportation scenic route. A gondola shall not be routed over the scenic highway.
15. Community Benefits:
Is the developer willing to construct a June Lake Historical and Natural Resource Museum, expand our park, Ball Field and Community Center as a good will effort for Mono County?

Thank you for the opportunity to participate in this important community proposed project.



Al Heinrich, President
June Lake Advocates

PO Box 610
June Lake, Cal. 93529
(760) 648-1914 - Home
(661) 400-0922 - Cell

CC:

Jerry Allendorf, Chairman JLCAC
Dorothy Burdette
S. Burns, Mono County Planning
L. Johnston, Mono County Planning
JLA Board
Mono County Clerk of the BOS
Mono County Planning Commission
Mono Lake Committee
Shute, Milhaly & Wienberger

Mono County Planning Commission
PO BOX 347
Mammoth Lakes, CA 93546

June 19, 2008

RECEIVED
JUN 20 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

To whom it my concern:

We are writing this letter in response to the proposed Rodeo Ground Design in June Lake, California. We are against this development for the following reasons;

1. The 90 and 70 foot buildings do not in comply with the Community and or County plans;
 - a. The 35 foot restriction was put into place for a reason;
2. The enormity of the project is 5-8 times larger than the current town size;
3. This project will destroy and forever change the tranquil character of June Lake which is what we were initially attracted to.
 - a. It will develop into a "rat race" just like what is currently happening in Mammoth lakes, not to mention the impact on the current infrastructure;
4. The development will have a major impact on the available water supply in June Lake.
 - a. Surely you are aware of the current water restrictions in June Lake. What do you think will happen when this development is built as currently proposed?

We would greatly appreciate it if you would take these points into consideration.

Regards


Craig & Kathy Hodowski
110 Nevada Street
June Lake, CA 95329

RECEIVED
JUN 20 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

June 17, 2008

Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546

RE: Rodeo Grounds Development

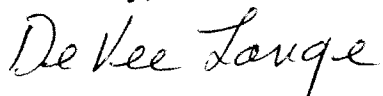
Dear Commission:

I am dismayed over the proposed development across from the June Lake ski area as from all reports: community and county plans are not being followed in regards to density, height, water, traffic, etc. etc.

Do we want a 70 to 90 foot condo-city development in our natural mountain area? Will visitors flock to the proposed mall? Just take a look at Mammoth to answer that question

Please get real – follow the guidelines and for the sake of our beautiful area, REDUCE THE FOOTPRINT of the Rodeo Grounds development.

Sincerely,



De Vee Lange
747 Minaret Road
June Lake, California 93529
dvlange@san.rr.com

cc: Regional Planning Partners
PO Box 1803
Truckee, CA 96160

June Lake Advocates
PO Box 610
June Lake, CA 93529

Byron Hiller Light
United Church of Christ Clergy, Retired
770 Alden Road, Claremont, CA 91711-4220

RECEIVED
JUN 18 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

June 16, 2008

Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546

RE: Rodeo Grounds design

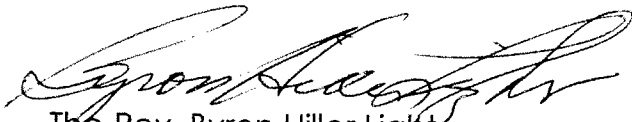
The proposed additions to June Lake as detailed in this proposal will entirely change the character of the community. The addition of the huge number of vehicles added to a two-lane highway will result in gridlock as well as decreased safety.

The height of buildings (90 and 70 feet) would not comply with community or county plans already in place. View lines would be unalterably compromised.

The community is already on water restrictions and the addition of 833 more units will only lead to disaster!

We built in June Lake (903 Mono Dr.) because of the small-town mountain character. Reasonable growth can surely take place without destroying this idyllic community.

Sincerely,



The Rev. Byron Hiller Light

C: Regional Planning Partners
June Lake Advocates

Mono County Planning Commission
PO Box 347
Mammoth Lakes, Ca. 93546

RECEIVED
JUN 27 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

June 20, 2008

Dear Commissioners:

During his comments at the June 7, 2008 CAC meeting, Intrawest representative Doug Ogilvy stated that the multi-family-residential units proposed in the Rodeo Grounds would house eight-to-ten people per unit. The following points were addressed to Mr. Ogilvy:

Nowhere in the Rodeo Grounds Specific Plan does it deal with population density. It deals with numbers of units, but units don't use water; they don't drive cars; and they don't crowd the lakes and streams. People do. The smallest units proposed are hotel rooms or studios, and the Specific Plan counts every two of them as one. At double occupancy they would hold four people each, and it goes up from there. If we assume six-to-seven people in an average size unit, the project will accommodate 4,000-to-5,000 people at one time. It will exceed the density limit set by the June Lake Area Plan; it will invalidate the water study, the traffic study, and the EIR; it will be inconsistent with the General Plan; and it will violate the Government Code.

Mr. Ogilvy acknowledged that rental units are typically occupied by two people per bedroom and two people per living room, but he said the Specific Plan would not exceed the Area Plan density limit because only about 50% of the units would usually be occupied. In response it was noted that the Area Plan requires a Specific Plan to meet the density limit at peak periods, and peak periods are defined as 85% occupancy. At 85% occupancy the project would exceed the Area Plan limit by at least 2,000 people.

The Specific Plan contains no limitation on density. A statement made by the applicant downplaying expectations creates no such limitation. It may create the impression of compliance for the purpose of obtaining their entitlements, after which they will be free to build a project that exceeds the density limit by thousands of people. To be consistent with the General Plan there needs to be a measurable standard set forth within the document to assure compliance with local land use regulations.



Craig Meinhard
June Lake

CC: Regional Planning Partners; Editor, The Mammoth Times; Editor, The Sheet

PO Box 437
June Lake, CA 93529

RODEO GROUNDS SPECIFIC PLAN DENSITY ANALYSIS

Product by area, per Specific Plan	Units	Occ/unit	Subtotal	Total PAOT
Area 1	Commercial Lodging	584		
	1 bedroom (note 1)	195	4	779
	2 bedroom (note 2)	195	6	1168
	3 bedroom (note 2)	195	8	1557
	Subtotal			3504
Area 2	Multi-family, high (note 3)	106	9	954
Area 3	Single-family residential	39		
	3 bedroom (note 2)	13	8	104
	4 bedroom (note 2)	13	10	130
	5 bedroom (note 2)	13	12	156
	Subtotal			390
Area 4	Multi-family, high (note 3)	78	9	702
Area 5	Single-family residential	26		
	3 bedroom (note 2)	9	8	69
	4 bedroom (note 2)	9	10	87
	5 bedroom (note 2)	9	12	104
	Subtotal			260
Totals	PAOT @ 100% occupancy			5810
	PAOT @ 85% occupancy			4939
	Total units			755
	Avg Occ/unit			6.5
	Amt in excess of Area Plan (note 4)			2329
Note 1	Per Specific Plan, every 2 units counted as 1.			
Note 2	Per Doug Ogilvie, 2 people per bedroom, 2 people per living room.			
Note 3	Per Doug Ogilvie, 8-10 people per unit. Average of 9.			
Note 4	Per June Lake Area Plan, density limit is 2,610.			

Mono County Planning Commission
P.O Box 347
Mammoth Lakes, CA 93546

RECEIVED
JUN 20 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

Dear Planning Commission Members

Subject: Rodeo Grounds Project, June Lake.

To Whom It May Concern:

The following are concerns we have, complying with the land exchange agreement June Lake 2010 area plan, and the 1987 U S Forest Service land exchange. This agreement stipulated that 25% of this land would remain as open space. This means that they can only build 640 units. Limit the heights to 35 feet we do not want June Lake to be a Mammoth.

Environmental issues like water, sewer, and habitat must be resolved. This project has the potential to kill our small town community to satisfy the greed of some Business owners. Many Business owners have overextended themselves and now want to destroy our June Lake character to bail them out. **Please don't make June Lake into a Mammoth.**

Thank You

William Miller

William Miller

Denise Miller

*PO Box 131
June Lake, CA 93529*

June 18, 2008

Mono County Planning Commission
P.O. Box 347
Mammoth Lakes, CA 93546

RECEIVED
JUN 23 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

Re: Rodeo Grounds Project – June Lake

To Whom It May Concern:

This letter is to voice my concerns regarding the above-named project. As a full-time resident of June Lake my concerns are as follows:

1. The height of the buildings of 70 and 90 feet do not comply with the community or county plans and the proposed height destroys the view sheds
2. The size of the project is enormous, 5 to 8 times larger than the current town size – 833 units compared to as many as 3,000 people at one time
3. The size of the project would overpopulate the area which means all sorts of problems – trash, congestion, etc.
4. June Lake is currently on water restrictions without the development, so how can we support a project of this size.

I'm not against building the development. I am against the enormity of the project. It is always easier to increase the size later than it is to take away after it's been overbuilt.

Sincerely,



Tom Nelson
June Lake Resident

Cc: June Lake Advocates

RECEIVED
JUN 27 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

June 24, 2008



Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546

Regional Planning Partners
PO Box 1803
Truckee, CA 96160

To: Responsible Mono County Contact Point and Sub-Contractor:

I am a 48-year property owner in the Down Canyon area known as the Clark Tract. I bought property there the same year the June Mountain Ski Area began operation with one chair lift and one T-bar. In the intervening years the ski area has been improved by the sale to Mammoth Mountain. However, the infrastructure in June Lake Loop is much the same as it was. The water/sewer facilities, subdivision road system and businesses are much the same as it was 20 years ago.

The Intrawest plans for developing the Rodeo Grounds across the road from the ski area can only be called "grandiose". They have no relationship to any known need for visitor housing, expanded ski and non-ski visitor needs, and the ski business in general. The latter is shrinking in interest and will be severely adversely impacted by the high cost of gasoline and diesel.

Furthermore, June Mountain ski terrain and shorter season can not compete with Mammoth Mountain. Nor has Mammoth Mountain made any attempt to improve the June Mountain ski/boarder experience since Dave McCoy sold his interest to Intrawest. Such improvements would be needed to make the Rodeo Grounds project needed for additional accommodations. Furthermore, work on Intrawest Mammoth Lakes unfinished accommodations have been stopped altogether indicating the uncertain future needs.

It appears the Rodeo Grounds development without June Mountain improvements would be a distant and undesirable accommodation for Mammoth Mountain skiers and boarders with added commuting time and costs. It would provide minimally needed additional beds for summer season fishermen.

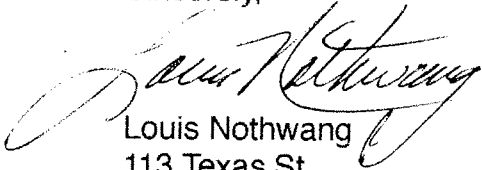
Approving the Rodeo Grounds plan without significant reduction in building height, number of beds and the additional infrastructure required (i.e., water, sewer, and road circulation) would severely and negatively impact visitor enjoyment on the limited recreational facilities in the Loop area.

In view of the above there is no current or future need for the Rodeo Grounds development in its present form. It should not be approved as-is. Even if a smaller scale development is approved it should be done with parallel requirements that June Mountain ski area be improved to justify the need for more beds.

Page 2 of 2

If Intrawest chooses not to heed mine and the June Lake Advocates recommendations, they should trade the Rodeo Grounds to the National Forest for property elsewhere where development is needed and impact would be acceptable to the local property owners.

Sincerely,

A handwritten signature in cursive script, appearing to read "Louis Nothwang". The signature is written in black ink and is positioned above the printed name and address.

Louis Nothwang
113 Texas St.
June Lake, CA 93529

mailing address:
16271 Ivory Court
Chino Hills, CA 91709

e-mail address: l_nothwang@yahoo.com

Thomas and Virginia O'Malley
215 Rea Drive
June Lake, CA 93529

RECEIVED
JUN 23 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

Via Priority Mail

June 18, 2008

Mono County Planning Commission
P.O. Box 347
Mammoth Lakes, CA 93546

RE: RODEO GROUNDS PROJECT

Dear Sir or Madam:

As property owners and concerned residents of June Lake, we respectfully request this opportunity to express our deep concerns regarding the Rodeo Grounds project.

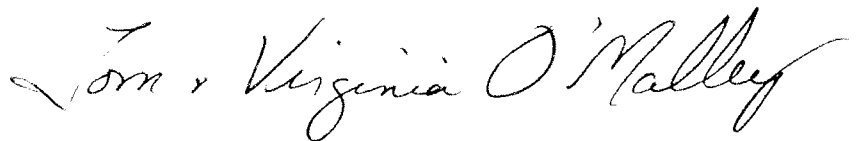
We have invested our savings in June Lake and not only do we respect the building code which includes height restrictions of 35 feet, but have serious concerns regarding future water supply and quality to this community.

Specifically, we are concerned with the following issues that must be resolved:

- 90' and 70' buildings that don't comply with Community or County Plans
- The enormity of the project -- 5 to 8 times larger than current town size (833) units, (as many as 3,000 people at one time)
- Loss of Mountain character -- too many demands on the environment, the road structure, the quality of life
- Heights that will destroy view sheds
- Water issues -- June Lake is currently on water restrictions without the development

Please hear our voices and respect our wishes to protect our community.

Sincerely,



Tom and Virginia O'Malley

June 19, 2008

Mono County Planning Commission
PO Box 347
Mammoth Lakes CA 93546

Subject: Rodeo Grounds Project

RECEIVED

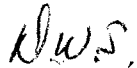
JUN 23 2008

MONO COUNTY
COMMUNITY DEVELOPMENT

Our concerns for this project are the following:

1. Buildings 90 and 70 feet don't comply with Community or County plans.
2. The project is 5 to 8 times larger than current town size. Having as many as 3,000 people at on time will over whelm our small highway.
3. We are currently on water restriction without the development.
4. Heights destroy view sheds.
5. Loss of our small mountain Character-TOO MANY PEOPLE!

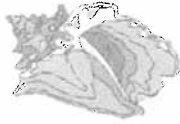
Thank you for all of your help.



Mr. & Mrs. Donald W. Shickle
869 Palisades Dr.
June Lake, CA 93529

CC: Regional Planning Partners
PO Box 1803
Truckee, CA 96160

CC: June Lake Advocates
PO Box 610
June Lake, CA 93529



GRACE L. SPORE

June 16, 2008

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JUN 18 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

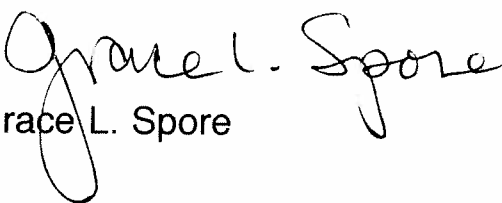
Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546

As a homeowner in June Lake since 1979, I would be delighted to see the Rodeo Grounds turned into a mega resort location. If the projected developers will improve the June Lake ski area as well as bring upscale restaurants and shops to this area, they can build a hotel as high as they want.

The narrow mindedness of the "old guard" in June Lake has stifled growth for years. As a result there are very few amenities for visitors to this area.

With its lakes and surrounding mountains, June Lake is a beautiful destination spot for tourists from all over the world in summer or winter. With improvements, we could be the Beverly Hills of the Sierras. Please allow those with vision to proceed with development that will bring benefits to all of us who love June Lake.

Sincerely,


Grace L. Spore

June 22, 2008

Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546

RECEIVED
JUN 25 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

Again, we feel the need to express our concerns over the proposed Rodeo Grounds design and it's threat to our town of June Lake.

We will keep our issues and concerns brief. Hopefully, our letter will be a contribution in giving an awakening call to those that seem destined to cause major problems for our beautiful community.

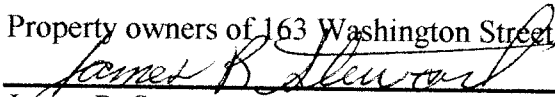
Our issues are as follows:

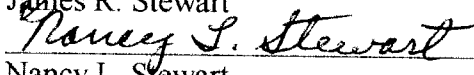
1. 90 and 70 foot buildings don't comply with Community or County Plans
2. The Project is enormous – 5 to 8 times larger than current town size (833) units, amounts to 3,000 people at one time. (Is anyone grasping this?)
3. Loss of Mountain Character – (if we wanted to live in a Mammoth type community, we would have purchased land there in 1969)
4. Heights destroy view sheds
5. Water – yes, it is everywhere, but June Lake is currently on water restrictions. Is it going to get any better with 3,000 people moving in at any given time.

We are not against progress; we are just against poor judgment.

Nancy and James Stewart
6219 Loma Vista Road
Ventura, CA 93003
805/642-1619

Property owners of 163 Washington Street, June Lake, CA


James R. Stewart


Nancy L. Stewart

cc: Regional Planning Partners
June Lake Advocates

RECEIVED
JUN 18 2008
MONO COUNTY
COMMUNITY DEVELOPMENT

June 16, 2008

Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546

To Mono County Planning Commission:

We are writing to express our feelings concerning proposed development of the June Lake Rodeo Grounds in particular and the June Lake Loop in general. Count us among those who wish to maintain the quiet and casual June Lake that we love so much, rather than over-extending the lake's limited water capacity, constructing massive projects that destroy the natural beauty of this place, and enlarging the population beyond the capacity of its infrastructure.

We recognize that planners often look upon big development as a boon to an area, as it brings in tourists and money, but we know from looking elsewhere that these inputs are often far outweighed by the additional services required to serve the increased population. We left Mammoth Lakes because it became a little Los Angeles in the mountains. Now that city provides a good recreational destination for a large population. We ask, however, that you leave June Lake as it is, letting it grow and change in small incremental ways, rather than via huge detrimental developments.

If development at June Lake is allowed to proceed unchecked, there is little doubt that the lake will suffer, traffic congestion will emerge, and the magic of the June Lake Loop will gradually change into a more urbanized setting. This will ultimately harm residents and businesses alike.

Please don't allow this special place to be developed in a way that will destroy its unique peace and beauty. Thank you for your consideration of our views.

Sincerely,



Douglas M. Towne,
Dori Towne
Cabin #16, June Lake Tract
June Lake, CA

And
3200 Hwy 128
Calistoga, CA 94515
707 942 9638