

JUNE LAKE ECONOMIC DEVELOPMENT STUDY

SUPPORT TABLES

TECHNICAL MEMORANDUM No. 1

SUPPORT TABLES S-1 THROUGH S-21

Table S-1
June Lake Economic Development Study
Demographic Data for June Lake

DRAFT

Description	1985	1990	2000	2006	2007
Source	June Lake Residence Survey, 1986	U.S Census Bureau	U.S Census Bureau	June Lake P.U.D	ESRI
Population					
Permanent Residents	650	605	611	410	623
Race					
Hispanic or Latino		48	94		
<i>Percent of Population Hispanic or Latino</i>		8%	15%		
Other than Hispanic or Latino		557	517		
<i>Percent of Population Other than Hispanic or Latino</i>		92%	85%		
Number of Families		168	170	47	
Number of School Age Children (5-18)		119	121	100	
<i>Percent School Age Children of Residents</i>		20%	20%	24%	
Housing					
Total Housing Units		724	737	797	
Occupied		251	264	223	
<i>Percent Housing Units Occupied</i>		35%	36%	28%	
Vacant		473	473	574	
<i>Percent Housing Units Vacant</i>		65%	64%	72%	
Persons per Household		2.42	2.32		
Occupied Housing Units		251	263		276
Occupied Housing Units - Owned		133	156		
<i>Percent of Occupied Units Owned</i>		53%	59%		
Occupied Housing Units - Rented		118	107		
Vacant Housing Units		473	473		
Seasonal, recreational, or occasional use		441	446		
<i>Percent Total Units used Seasonally</i>		61%	61%		
<i>Percent Vacant Units used Seasonally</i>		93%	94%		
For rent		19	11		
For sale only		4	4		
Rented or sold, not occupied		5	6		
For migrant workers		0	0		
Other vacant		4	6		

Sources: U.S. Census Bureau Summary File 1, June Lake P.U.D
Population Study 2006, and ESRI.

pop

Table S-2
June Lake Economic Development Study
Mono County Population Estimates from the California Department of Finance

DRAFT

Geographic Area	4/1/2000	1/1/2001	1/1/2002	1/1/2003	1/1/2004	1/1/2005	1/1/2006	1/1/2007
Mammoth Lakes	7,093	7,284	7,426	7,477	7,381	7,540	7,495	7,560
<i>Average annual percentage change</i>		2.7%	1.9%	0.7%	-1.3%	2.2%	-0.6%	0.9%
Unincorporated Mono County	5,760	5,765	5,825	5,890	6,123	6,126	6,347	6,425
<i>Average annual percentage change</i>		0.1%	1.0%	1.1%	4.0%	0.0%	3.6%	1.2%
Mono County	12,853	13,049	13,251	13,367	13,504	13,666	13,842	13,985
<i>Average annual percentage change</i>		1.5%	1.5%	0.9%	1.0%	1.2%	1.3%	1.0%
California	33,873,086	34,441,561	35,088,671	35,691,534	36,252,878	36,743,186	37,195,240	37,662,518
<i>Average annual percentage change</i>		1.7%	1.9%	1.7%	1.6%	1.4%	1.2%	1.3%
June Lake	611						410	
<i>June Lake Population as % of Uninc. County</i>	11%						6%	

Source: California Department of Finance, US Census, and June Lake P.U.D

mono pop

Table S-3
June Lake Economic Development Study
Population Estimates for Mountain Resort Communities

DRAFT

Resort Area	1990	2000	Average Annual Change
California			
June Lake	605	611	0.1%
Mammoth Lakes	4,785	7,093	4.0%
North Lake Tahoe	10,912	14,887	3.2%
Martis Valley (Northstar)	699	1,355	6.8%
Squaw Valley & Alpine Meadows	845	1,304	4.4%
Truckee Area	9,225	14,037	4.3%
Other states (Data at the County level)			
Aspen, Colorado	12,661	14,872	1.6%
Park City, Utah	15,518	29,736	6.7%
Sun Valley, Idaho	13,552	18,991	3.4%
Vail, Colorado	21,928	41,659	6.6%

*Source: Dean Runyan and Associates, U.S. Census Bureau,
and HEC*

pop comp

Table S-4
June Lake Economic Development Study
Vacation Homes as a Percent of Total Housing Units

DRAFT

	Year 2000 Percentage
California	
June Lake	61%
Mammoth Lakes	58%
North Lake Tahoe	55%
Martis Valley (Northstar)	69%
Squaw Valley & Alpine Meadows	62%
Truckee Area	44%
Other states (Data at the County level)	
Aspen, Colorado	27%
Park City, Utah	35%
Sun Valley, Idaho	31%
Vail, Colorado	27%

*Source: Dean Runyan and Associates,
U.S. Census Bureau, and HEC.*

vac homes

Table S-5
June Lake Economic Development Study
Students Enrolled in the Eastern Sierra Unified School District

DRAFT

School Name	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Schools Serving June Lake															[1]
Lee Vining Elementary	103	93	100	96	93	95	72	85	74	71	68	65	68	74	84
Lee Vining High	50	43	43	39	49	42	39	45	46	40	42	39	44	48	60
Subtotal Serving June Lake	153	136	143	135	142	137	111	130	120	111	110	104	112	122	144
<i>Percent Increase / Decrease</i>		-11%	5%	-6%	5%	-4%	-19%	17%	-8%	-8%	-1%	-5%	8%	9%	18%
<i>Annual Average Percent Increase / Decrease</i>														-2%	0%
Other Eastern Sierra Unified Schools	529	508	521	509	503	677	671	688	789	820	804	834	867	961	n.a.
Total Eastern Sierra Unified	682	644	664	644	645	814	782	818	909	931	914	938	979	1,083	n.a.
<i>Percent Increase / Decrease</i>		-6%	3%	-3%	0%	26%	-4%	5%	11%	2%	-2%	3%	4%	11%	n.a.
<i>Annual Average Percent Increase / Decrease</i>														4%	

Source: California Department of Education and Lee Vining Elementary School.

enroll

[1] As of October 2007, there are 144 students enrolled in the Lee Vinings schools of which 54 (38%) live in June Lake.

Table S-6
June Lake Economic Development Study
Students Enrolled in the Eastern Sierra Unified School District by Grade Level

DRAFT

School Name	1993-94				1994-95				1995-96				1996-97				1997-98			
	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Schools Serving June Lake																				
Lee Vining Elementary	89	14	0	103	81	12	0	93	89	11	0	100	83	13	0	96	85	8	0	93
Lee Vining High	0	22	28	50	0	8	35	43	0	14	29	43	0	15	24	39	0	19	30	49
Subtotal Serving June Lake	89	36	28	153	81	20	35	136	89	25	29	143	83	28	24	135	85	27	30	142
Other Eastern Sierra Unified Schools	303	131	95	529	289	132	87	508	299	118	104	521	271	133	105	509	250	141	112	503
Total Eastern Sierra Unified	392	167	123	682	370	152	122	644	388	143	133	664	354	161	129	644	335	168	142	645
1998-99																				
School Name	1998-99				1999-00				2000-01				2001-02				2002-03			
	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Schools Serving June Lake																				
Lee Vining Elementary	83	12	0	95	67	5	0	72	73	12	0	85	54	20	0	74	63	8	0	71
Lee Vining High	0	19	23	42	0	12	27	39	0	9	36	45	0	11	35	46	0	24	16	40
Subtotal Serving June Lake	83	31	23	137	67	17	27	111	73	21	36	130	54	31	35	120	63	32	16	111
Other Eastern Sierra Unified Schools	285	177	215	677	278	157	236	671	296	155	237	688	277	181	331	789	273	166	381	820
Total Eastern Sierra Unified	368	208	238	814	345	174	263	782	369	176	273	818	331	212	366	909	336	198	397	931
2003-04																				
School Name	2003-04				2004-05				2005-06				2006-07							
	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Schools Serving June Lake																				
Lee Vining Elementary	65	3	0	68	54	11	0	65	59	9	0	68	61	13	0	74				
Lee Vining High	0	26	16	42	0	13	26	39	0	13	31	44	0	18	30	48				
Subtotal Serving June Lake	65	29	16	110	54	24	26	104	59	22	31	112	61	31	30	122				
Other Eastern Sierra Unified Schools	283	163	358	804	280	179	375	834	277	187	403	867	270	191	500	961				
Total Eastern Sierra Unified	348	192	374	914	334	203	401	938	336	209	434	979	331	222	530	1,083				

Source: California Department of Education.

stu_year

Table S-7
June Lake Economic Development Study
June Lake Income Indicators

DRAFT

Income Item	Census 2000	Percent of Total
<u>Income</u>		
Median Household Income	\$48,214	
Per Capita Income	\$28,016	
Earnings		
Wage or Salary	\$11,680,900	74%
Self-employment	\$2,252,200	14%
Total Earnings	\$13,933,100	88%
Total Employees		
Earnings per Employee		
Other Types of Income		
Interest, Dividends or Rental Income	\$704,900	4%
Social Security Income	\$429,800	3%
Supplemental Security Income	\$0	0%
Public Assistance Income	\$21,900	0%
Retirement Income	\$497,600	3%
Other Types of Income	\$159,100	1%
Total Other Income	\$1,813,300	12%
Total Income	\$15,746,400	100%
Number of Occupied Units with Income:		
Less than \$25,000	100	38%
\$25,000 to \$50,000	57	22%
\$50,000 to \$75,000	59	22%
\$75,000 to \$100,000	16	6%
Greater than \$100,000	32	12%
Total	264	100%

Source: 2000 US Census.

income

Table S-8
June Lake Economic Development Study
Median Household Income

DRAFT

Resort Area	Year 2000 Income
California	
June Lake	\$48,200
Mammoth Lakes	\$44,600
North Lake Tahoe	\$48,500
Martis Valley (Northstar)	\$48,200
Squaw Valley & Alpine Meadows	\$57,400
Truckee Area	\$59,000
Other states (Data at the County level)	
Aspen, Colorado	\$59,400
Park City, Utah	\$65,000
Sun Valley, Idaho	\$50,500
Vail, Colorado	\$62,700

*Source: Dean Runyan and Associates, and
U.S. Census Bureau*

med income

Table S-9
June Lake Economic Development Study
Students Eligible for the Free and Reduced School Meals Program

DRAFT

School	Free	Reduced	Total Free and Reduced	Number of Students Enrolled [1]	Percent of Students Eligible for Free Lunches	Percent of Students Eligible Free & Reduced Lunches
October 2006						
Lee Vining Elementary	28	16	44	81	35%	54%
Lee Vining High	24	3	27	56	43%	48%
Total Lee Vining	52	19	71	137	38%	52%
Total School District	185	410	595	1,149	16%	52%
October 2005						
Lee Vining Elementary	27	16	43	71	38%	61%
Lee Vining High	16	5	21	47	34%	45%
Total Lee Vining	43	21	64	118	36%	54%
Total School District	169	365	534	1,021	17%	52%
October 2004						
Lee Vining Elementary	34	15	49	65	52%	75%
Lee Vining High	19	3	22	39	49%	56%
Total Lee Vining	53	18	71	104	51%	68%
Total School District	184	370	554	938	20%	59%

meals

Source: California Department of Education.

[1] Enrollment as of October each year. This number may not match the school year enrollment data.

Table S-10
June Lake Economic Development Study
Employment Data for June Lake (Workforce by Place of Residence) and other Comparable Areas

DRAFT

Item	Census 2000 Data for:							
	June Lake		Incline Village		North Lake Tahoe		Truckee	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
Primary Industry by Employment								
Leisure	84	25%	1,065	21%	2,396	28%	1,567	19%
Retail Trade	40	12%	482	10%	1,016	12%	940	12%
Other								
Agriculture	7	2%	38	1%	114	1%	121	1%
Construction	55	16%	539	11%	1,254	15%	1,360	17%
Manufacturing	12	4%	209	4%	177	2%	310	4%
Wholesale Trade	0	0%	134	3%	131	2%	207	3%
Transportation	18	5%	226	4%	278	3%	313	4%
Information	5	1%	132	3%	180	2%	188	2%
Finance, Insurance, Real Estate	10	3%	526	10%	574	7%	546	7%
Professions, Mgmt	29	9%	744	15%	862	10%	806	10%
Education, Health, Social Services	67	20%	598	12%	904	11%	1,165	14%
Other Services	8	2%	259	5%	310	4%	253	3%
Public Administration	0	0%	109	2%	243	3%	334	4%
Subtotal Other	211	63%	3,514	69%	5,027	60%	5,603	69%
Total Employed	335	100%	5,061	100%	8,439	100%	8,110	100%
Class of Worker								
Private for-profit Wage & Salary	216	64%	3,775	75%	6,055	72%	5,672	70%
Government	52	16%	530	10%	972	12%	1,142	14%
Self-employed	67	20%	715	14%	1,378	16%	1,284	16%
Unpaid Family	0	0%	41	1%	34	0%	12	0%
Total	335	100%	5,061	100%	8,439	100%	8,110	100%

Source: US Census Bureau.

emp data

Table S-11

June Lake Economic Development Study

Estimated Number and Size of Businesses in June Lake, Total Payroll and Total Employees

DRAFT

Industry Code Description	Number of Establishments by Employment-size class						
	Total	'1-4'	'5-9'	'10-19'	'20-49'	'50-99'	> 99
Year 2005							
Construction	4	2	1	0	1	0	0
Wholesale trade	2	0	1	0	1	0	0
Retail trade	4	2	2	0	0	0	0
Real estate & rental & leasing	3	2	1	0	0	0	0
Educational services	1	1	0	0	0	0	0
Health care and social assistance	2	2	0	0	0	0	0
Arts, entertainment & recreation	2	2	0	0	0	0	0
Accommodation & food services	15	7	3	3	1	1	0
Other services (except public administration)	1	1	0	0	0	0	0
Total Number of Establishments	34	19	8	3	3	1	0
Small Businesses	30	19	8	3	0	0	0
Medium Businesses	4	0	0	0	3	1	0
Annual Payroll	\$6,538,000						
Number of employees	272						
Year 2000							
Construction	5	4	0	0	1	0	0
Wholesale trade	2	0	1	0	1	0	0
Retail trade	4	3	1	0	0	0	0
Real estate & rental & leasing	2	1	1	0	0	0	0
Educational services	1	1	0	0	0	0	0
Health care and social assistance	1	1	0	0	0	0	0
Arts, entertainment & recreation	1	1	0	0	0	0	0
Accommodation & food services	16	8	5	2	0	1	0
Other services (except public administration)	1	1	0	0	0	0	0
Total Number of Establishments	33	20	8	2	2	1	0
Small Businesses	30	20	8	2	0	0	0
Medium Businesses	3	0	0	0	2	1	0
Annual Payroll	\$3,624,000						
Number of employees	182						

Source: US Census Bureau County Business Patterns by Zip Code, 2000 and 2005.

size

Table S-12
Mono County Unincorporated Area
Base Room Revenue /Rental Receipt Totals (not adjusted for inflation)

DRAFT

Fiscal Year	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Total
1997-98	\$3,537,760	\$1,122,770	\$655,228	\$1,696,018	\$7,011,776
%	50%	16%	9%	24%	100%
Allocation of Other [1]	\$13,145	\$4,172	\$2,435	\$6,302	\$26,053
Fiscal year Total by Quarter	\$3,550,905	\$1,126,942	\$657,663	\$1,702,320	\$7,037,829
1998-99	\$3,656,672	\$1,201,147	\$668,491	\$1,924,997	\$7,451,307
%	49%	16%	9%	26%	100%
Allocation of Other [1]	\$0	\$0	\$0	\$0	\$0
Fiscal year Total by Quarter	\$3,656,672	\$1,201,147	\$668,491	\$1,924,997	\$7,451,307
1999-00	\$3,991,165	\$1,306,760	\$784,671	\$2,369,306	\$8,451,902
%	47%	15%	9%	28%	100%
Allocation of Other [1]	\$363,825	\$119,121	\$71,529	\$215,981	\$770,456
Fiscal year Total by Quarter	\$4,354,990	\$1,425,881	\$856,200	\$2,585,287	\$9,222,358
2000-01	\$4,342,340	\$1,281,743	\$885,117	\$2,495,540	\$9,004,740
%	48%	14%	10%	28%	100%
Allocation of Other [1]	\$28,694	\$8,470	\$5,849	\$16,490	\$59,503
Fiscal year Total by Quarter	\$4,371,034	\$1,290,213	\$890,966	\$2,512,030	\$9,064,243
2001-02	\$4,330,006	\$1,536,089	\$1,135,305	\$3,929,681	\$10,931,081
%	40%	14%	10%	36%	100%
Allocation of Other [1]	\$37,191	\$13,194	\$9,751	\$33,752	\$93,888
Fiscal year Total by Quarter	\$4,367,197	\$1,549,283	\$1,145,056	\$3,963,433	\$11,024,969
2002-03	\$7,538,031	\$2,293,000	\$1,680,740	\$4,226,329	\$15,738,100
%	48%	15%	11%	27%	100%
Allocation of Other [1]	\$0	\$0	\$0	\$0	\$0
Fiscal year Total by Quarter	\$7,538,031	\$2,293,000	\$1,680,740	\$4,226,329	\$15,738,100
2003-04	\$7,511,690	\$2,844,270	\$1,777,675	\$4,835,930	\$16,969,565
%	44%	17%	10%	28%	100%
Allocation of Other [1]	\$135,217	\$51,199	\$32,000	\$87,051	\$305,466
Fiscal year Total by Quarter	\$7,646,907	\$2,895,469	\$1,809,675	\$4,922,981	\$17,275,031
2004-05	\$7,980,051	\$2,559,427	\$2,042,018	\$4,446,611	\$17,028,107
%	47%	15%	12%	26%	100%
Allocation of Other [1]	\$322,954	\$103,581	\$82,641	\$179,955	\$689,131
Fiscal year Total by Quarter	\$8,303,005	\$2,663,008	\$2,124,659	\$4,626,566	\$17,717,238
2005-06	\$9,877,728	\$2,990,144	\$2,296,870	\$4,989,961	\$20,154,703
%	49%	15%	11%	25%	100%
Allocation of Other [1]	\$323,064	\$97,797	\$75,122	\$163,203	\$659,186
Fiscal year Total by Quarter	\$10,200,792	\$3,087,941	\$2,371,992	\$5,153,164	\$20,813,889
2006-07	\$9,889,524	\$2,918,577	\$1,645,889	\$5,489,108	\$19,943,098
%	50%	15%	8%	28%	100%
Allocation of Other [1]	\$384,766	\$113,551	\$64,036	\$213,561	\$775,914
Fiscal year Total by Quarter	\$10,274,290	\$3,032,128	\$1,709,925	\$5,702,669	\$20,719,012
GRAND TOTAL	\$64,263,823	\$20,565,011	\$13,915,366	\$37,319,777	\$136,063,976
Seasonal Generation of Room Revenue	47%	15%	10%	27%	100%

Source: Mono County Finance Department

room receipts

[1] Other includes late and audit payments. HEC allocated other to each quarter based on each quarter's percentage share of total quarters' receipts.

Table S-13
June Lake Economic Development Study
June Lake TOT Collections

DRAFT

TOT Source	Fiscal Year Ending								Total
	2000	2001	2002	2003	2004	2005	2006	2007	
Total TOT Collections									
June Lake Area TOT Collections	\$676,000	\$669,000	\$553,000	\$712,000	\$762,000	\$801,000	\$1,012,000	\$866,000	\$6,051,000
June Lake TOT Collections Adjusted for Inflation	\$845,000	\$794,000	\$647,000	\$815,000	\$846,000	\$865,000	\$1,043,000	\$866,000	\$6,721,000
Unincorporated County TOT Collections	\$1,106,683	\$1,087,709	\$1,322,996	\$1,888,572	\$2,073,004	\$2,126,069	\$2,497,667	\$2,486,281	\$14,588,980
Uninc. Co. TOT Collections Adjusted for Inflation	\$1,383,000	\$1,291,000	\$1,547,000	\$2,162,000	\$2,302,000	\$2,296,000	\$2,575,000	\$2,761,000	\$16,317,000
<i>June Lake TOT Collections as % of County [1]</i>	<i>61%</i>	<i>62%</i>	<i>42%</i>	<i>38%</i>	<i>37%</i>	<i>38%</i>	<i>41%</i>	<i>31%</i>	<i>41%</i>
June Lake Share of County TOT Collections (average 2003 - 2007)									37%
Spending on Lodging in June Lake (adjusted for inflation)									
Total Spending	\$7,041,667	\$6,616,667	\$5,391,667	\$6,791,667	\$7,050,000	\$7,208,333	\$8,691,667	\$7,216,667	\$56,008,333
June Lake Visitor Spending on Lodging (average 2003 - 2007)									\$7,391,667
TOT Collections per Resident									
June Lake Population									410
Average June Lake Annual TOT Collections									\$840,125
TOT Collection per June Lake Resident									\$2,049
Unincorporated County Population									6,425
Average Unincorporated County Annual TOT Collections									\$2,039,625
TOT Collection per Unincorporated County Resident									\$317

Source: Mono County Finance Department

June tot

[1] Until fiscal year ending 2003, Lee Vining TOT was included in the June Lake TOT collections. The 'bump' in 2006 may be partially due to audit payments. The 'dip' in 2007 is due to closure of June Mountain in January.

Table S-14
June Lake Economic Development Study
Mono County Point of Sale Taxable Sales [1] - All Figures in Thousands of Dollars

DRAFT

Geographic Area	2000	2001	2002	2003	2004	2005	2006
Retail Point of Sale Taxable Sales							
Mammoth Lakes	\$98,709	\$102,303	\$104,328	\$110,001	\$126,898	\$134,986	\$142,073
Unincorporated Mono County [2]	\$23,768	\$22,090	\$24,669	\$24,275	\$25,468	\$30,478	\$32,642
Estimated Total Mono County Retail Point of Sales	\$122,477	\$124,393	\$128,997	\$134,276	\$152,366	\$165,464	\$174,715
<i>Mammoth Lakes share of Retail spending</i>	81%	82%	81%	82%	83%	82%	81%
<i>Mammoth Lakes Retail of Total Taxable Sales</i>	75%	75%	74%	74%	75%	75%	72%
All Store / Outlet Point of Sale Taxable Sales							
Mammoth Lakes	\$131,234	\$136,494	\$141,817	\$149,065	\$169,501	\$179,211	\$196,869
Unincorporated County	\$31,599	\$29,473	\$33,534	\$32,895	\$34,018	\$40,464	\$45,232
Total Mono County All Taxable Sales	\$162,833	\$165,967	\$175,351	\$181,960	\$203,519	\$219,675	\$242,101
<i>Percent Share Uninc. County</i>	19%	18%	19%	18%	17%	18%	19%
Retail Taxable Sales Adjusted for Inflation							
Mammoth Lakes	\$103,062	\$104,781	\$106,984	\$114,043	\$131,635	\$137,947	\$142,073
Unincorporated Mono County	\$24,816	\$22,625	\$25,297	\$25,166	\$26,419	\$31,147	\$32,642
Estimated Total Mono County Retail Point of Sales	\$127,877	\$127,407	\$132,281	\$139,209	\$158,054	\$169,095	\$174,715
All Store / Outlet Taxable Sales Adjusted for Inflation							
Mammoth Lakes	\$137,021	\$139,801	\$145,427	\$154,542	\$175,829	\$183,143	\$196,869
Unincorporated County	\$32,992	\$30,187	\$34,388	\$34,104	\$35,288	\$41,352	\$45,232
Total Mono County All Taxable Sales	\$170,013	\$169,988	\$179,815	\$188,646	\$211,117	\$224,494	\$242,101
Mono County Population							13,842
County Retail Point of Sale Taxable Sales per Capita							\$12.62
County All Stores Point of Sale Taxable Sales per Capita							\$17.49
Estimated June Lake Retail Stores Point of Sale Taxable Sales [3]							\$5,175
Estimated June Lake All Stores Point of Sale Taxable Sales [3]							\$7,171

Source: California Board of Equalization, and Hansford Economic Consulting

tax sales

- [1] 2006 Data uses fourth quarter of 2005 as a proxy for the fourth quarter of 2006 BOE data, which is not yet released.
 [2] Unincorporated Mono County retail taxable sales not provided by BOE. HEC estimate using percentage of unincorporated County all store and outlet sales.
 [3] Calculated using 2006 June Lake P.U.D. population estimate.

Table S-15
June Lake Economic Development Study
Estimated Annual Number of Visitor Days and Visitors

DRAFT

Visitor Category	Units / Parties	Persons per Unit / Party [1]	Avg. Annual Occupancy	Total Visitor Days	Percent of Visitor Days	Percent of Overnight	Avg. Length of Stay (in Days) [2]	Estimated No. Visitors (Trips)	Percent of Visitors (Trips)
	a	b	c	d = a*b*c*365 days			e	f = d/e	
Overnight Visitors									
Lodging Guests									
Hotels, Motels, and Cabins	290	2.5	43%	114,764	31%	36%	3.6	31,879	23%
Condos and Private Home Rentals	88	2.5	43%	34,825	9%	11%	3.6	9,674	7%
RV Parks and Campgrounds	714	2.5	20%	131,207	35%	41%	3.8	34,528	25%
Subtotal Lodging Guests	1,092			280,796	75%	88%		76,081	55%
Seasonal-Use Homeowners [3]	446	2.5	10%	39,025	10%	12%	7.0	5,575	4%
Total Overnight Visitors				319,821	85%	100%		81,656	59%
Day Visitors									
<i>Portion of Overnight Visitors excluding seasonal-use homeowners [4]</i>				20%					
Estimated Day Visitors				56,170	15%		1.0	56,170	41%
Total Estimated Annual Visitor Days				375,991	100%			137,825	100%

Sources: Inyo National Forest National Visitor Use Monitoring Program (NVUM), June Lake Chamber of Commerce, and Hansford Economic Consulting

visitors

[1] Inyo National Forest NVUM data for 2006 indicate an average 2.5 persons per party (vehicle).

[2] Lodging guests average length of stay from Mammoth 'Guest Profile Projections' and Draft Inyo national Forest NVUM Results, July 2007. Seasonal-use average length of stay HEC estimate.

[3] Occupancy rate for Season-use homeowners based on 5 weeks occupancy out of the year.

[4] See Table S-16. Percentage as a portion of overnight visitors estimated using two methodologies:

(1) National Forest NVUM economic data, May 2005.

(2) June Lake Chamber of Commerce Kiosk data.

Table S-16
June Lake Economic Development Study
Estimation of Day Visitors as a Portion of Overnight Visitors

DRAFT

(1) National Forest Data

Reason for Visit	Percent of Visitors	Non-local Visitors
Non-local day	8%	8%
Non-local Overnight (on NF)	7%	7%
Non-local Overnight (elsewhere)	18%	18%
Locals	59%	
Non-primary Non-local	7%	7%
Non-primary local	1%	
Total Visitors	100%	40%
Non-local Day Visitors as % of Non-local Total Visitors		20%

(2) Chamber of Commerce Data

Reason for Visit	Reason Percent of Total	Assumed Visitors staying
Vacation	26%	26%
Camping	21%	21%
Hiking	8%	8%
Fishing	16%	16%
Sight Seeing	18%	18%
Bike Trail	1%	1%
Other (assumed day trippers)	18%	
Total	108%	90%
Other as Percent of Overnight Visitors		20%

day

Table S-17
June Lake Economic Development Study
Lodging and Camping Inventory for June Lake

DRAFT

Lodging Type	With Kitchen	Units	Units for Employees	Summer Only	Year-round Use
Hotels, Motels and Cabins/Condominiums					
Big Rock Resort	Yes	9	0	0	9
Boulder Lodge [1]	Some	60	4	0	56
Double Eagle Resort & Spa - Hotel [1]	No	15	0	0	15
Double Eagle Resort & Spa - Cabins [1]	Yes	16	0	0	16
Fern Creek Lodge	Yes	11	0	0	11
Gull Lake Lodge	Yes	14	0	0	14
Heidelberg Inn	Yes	28	0	0	28
June Lake Motel	No	20	0	0	20
June Lake Pines Cottages	Yes	11	0	0	11
June Lake Properties Reservations	Yes	56	0	0	56
June Lake Villager Inn	Yes	23	0	0	23
Knoll Haus, Downtown June Village	Yes	1	0	0	1
Lake Front Cabins	Yes	9	0	0	9
Rainbow Ridge Realty and Reservations	Yes	32	0	0	32
Reverse Creek Lodge	Yes	15	0	0	15
Silver Lake Resort	Yes	16	0	16	0
The Four Seasons	Yes	5	0	5	0
The Haven	Some	7	0	0	7
Whispering Pines Resort	Some	30	0	0	30
Subtotal Hotels, Motels and Cabins		378	4	21	353
<i>Approximate Percentage Units with Kitchens</i>		<i>87%</i>			
RV Parks and Campgrounds					
Golden Pine RV		27	0	27	0
Pine Cliff RV full hook-up		112	0	112	0
June Lake RV Park		21	0	21	0
Silver Lake RV Park		78	0	78	0
Grant Lake Campground		70	0	70	0
Pine Cliff Resort Campsites		138	0	138	0
Inyo National Forest Campsites		268	0	268	0
Subtotal RV Parks and Campground Sites		714	0	714	0
Total Inventory		1,093		735	353
<i>Percent of Inventory</i>		<i>100%</i>		<i>67%</i>	<i>32%</i>

Source: Hansford Economic Consulting

lodging

[1] Swimming pool.

Table S-18
June Lake Economic Development Study
Estimated Lodging Units Occupied

DRAFT

Lodging Type	Number Units	Units Occupied	
		Peak [1]	Avg. Annual
Hotel / Motel			
Occupancy Rate		82%	54%
Double Eagle Resort & Spa - Hotel	15	12	8
June Lake Motel	20	16	11
Gull Lake Lodge	14	12	8
June Lake Villager Inn	23	19	13
Subtotal Hotel / Motel	72	59	39
Hotel and Cabin Combined			
Occupancy Rate		72%	49%
Reverse Creek Lodge	15	11	7
Boulder Lodge	60	43	30
Fern Creek Lodge	11	8	5
Lake Front Cabins	9	7	4
Whispering Pines Resort	30	22	15
Subtotal Hotel and Cabin Combined	125	90	62
Condos and Cabins			
Occupancy Rate		85%	35%
June Lake Properties Reservations	56	48	20
Rainbow Ridge Realty and Reservations	32	27	11
The Four Seasons [2]	5	4	2
Heidelberg Inn	28	24	10
Big Rock Resort	9	8	3
Double Eagle Resort & Spa - Cabins	16	14	6
June Lake Pines Cottages	11	9	4
Knoll Haus, Downtown June Village	1	1	0
Silver Lake Resort [2]	16	14	5
The Haven	7	6	2
Subtotal Condos and Cabins	181	154	63
Total	378	304	164
Estimated Overall Occupancy Rate		80%	43%

Source: Hansford Economic Consulting, Rainbow Ridge Realty,
 Lauren Schlau Consulting, and June Motel.

occupancy

[1] The peak season is July, August, and September.

[2] These establishments are only open during the summer; annual average occupancy rate adjusted to reflect 3 months occupancy at 85%, and 3 months occupancy at 50%.

Table S-19
June Lake Economic Development Study
June Lake Area Campgrounds Occupancy Data for Years 2003 through 2006

DRAFT

Campgrounds	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Number of Sites Occupied [1], [2]													
OH Ridge					2,075	4,359	8,825	8,880	3,140				27,279
June Lake					1,006	2,312	2,885	2,969	1,313				10,485
Reverse Creek					241	810	1,132	1,312	487				3,982
Gull Lake					752	1,112	1,274	1,255	967				5,360
Silver Lake					3,642	6,124	7,248	7,158	5,037				29,209
Total Sites Occupied					7,716	14,717	21,364	21,574	10,944				76,315
Potential Number Sites Occupied [1]													
OH Ridge					17,732	17,160	17,732	17,732	17,160				87,516
June Lake					3,348	3,240	3,348	3,348	3,240				16,524
Reverse Creek					1,984	1,920	1,984	1,984	1,920				9,792
Gull Lake					1,364	1,320	1,364	1,364	1,320				6,732
Silver Lake					7,564	7,320	7,564	7,564	7,320				37,332
Total Potential Site Occupation					31,992	30,960	31,992	31,992	30,960				157,896
Occupancy Rates for May through September													
OH Ridge					12%	25%	50%	50%	18%				31%
June Lake					30%	71%	86%	89%	41%				63%
Reverse Creek					12%	42%	57%	66%	25%				41%
Gull Lake					55%	84%	93%	92%	73%				80%
Silver Lake					48%	84%	96%	95%	69%				78%
Occupancy Rate for all Campgrounds					24%	48%	67%	67%	35%				48%
Average Annual Occupancy Rate													20%

Source: Inyo National Forest and Hansford Economic Consulting

camp occ

[1] Excludes Aerie Crag which is for RV overflow only.

[2] Occupancy analysis for May through September only, since weather affects opening and closing dates in April and October.

Table S-20
June Lake Economic Development Study
June Mountain Historic Skier Visits and Revenue

DRAFT

Months of Operation	Winter Season										
	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06
Skier Visits											
November [1]	0	0	0	0	0	0	0	0	0	0	0
December	10,186	9,067	12,049	10,191	0	0	9,114	14,359	15,316	15,988	13,954
January	10,264	13,173	15,008	9,029	2,957	4,272	13,417	23,902	23,091	21,347	24,530
February	18,083	19,451	14,248	13,540	14,966	11,292	15,924	20,860	25,384	22,698	25,517
March	14,489	13,890	11,922	7,348	8,809	8,402	11,927	15,330	17,388	19,531	18,489
April	7,586	3,170	6,872	3,970	5,137	3,917	5,559	7,545	9,315	6,502	12,533
Total Skier Visits	60,608	58,751	60,099	44,078	31,869	27,883	55,941	81,996	90,494	86,066	95,023
Annual Change		-1,857	1,348	-16,021	-12,209	-3,986	28,058	26,055	8,498	-4,428	8,957
Annual Percentage Change		-3%	2%	-27%	-28%	-13%	101%	47%	10%	-5%	10%
Average Annual Percentage Change											5%
Revenue	\$2,337,591	\$2,152,657	\$2,357,034	\$2,160,623	\$1,646,064	\$1,669,368	\$2,761,410	\$3,417,102	\$3,822,383	\$4,001,069	\$4,579,050
Revenue per Skier (yield)	\$39	\$37	\$39	\$49	\$52	\$60	\$49	\$42	\$42	\$46	\$48
Annual Percentage Change		-8%	9%	-8%	-24%	1%	65%	24%	12%	5%	14%
Average Annual Percentage Change											7%

Source: June Mountain.

ski

[1] Although no skier visits were made in the month of November 1995 - 2005, the mountain has opened in November in prior years.

Table S-21
June Lake Economic Development Study
June Lake Campground Visits and Gross Revenue by Month 2003 through 2006

DRAFT

Item	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals	Revenues per Camp Site
Campground Visits														
2003				292	1,926	3,844	4,927	5,439	2,684	1,894			21,006	
2004				445	2,228	3,649	5,587	5,243	2,889	1,292			21,333	
2005				10	1,681	3,624	5,435	5,478	2,560	1,375			20,163	
2006				249	1,912	3,666	5,497	5,603	2,850	1,397			21,174	
Gross Revenues [1]														
2003	\$7,326	\$5,492	\$5,809	\$7,319	\$36,237	\$46,889	\$49,161	\$65,045	\$29,666	\$27,020	\$827	\$3,005	\$283,796	\$1,059
2004	\$5,322	\$7,073	\$7,328	\$9,939	\$27,091	\$45,529	\$50,298	\$57,135	\$31,667	\$22,572	\$1,744	\$2,978	\$268,671	\$1,003
2005	\$5,070	\$6,330	\$6,060	\$11,340	\$23,777	\$43,522	\$66,804	\$54,752	\$31,799	\$16,991	\$2,363	\$2,078	\$270,884	\$1,011
2006	\$7,496	\$7,629	\$8,261	\$8,963	\$31,574	\$29,182	\$48,932	\$53,950	\$26,207	\$15,569	\$2,000	\$4,503	\$244,268	\$911
Total	\$25,214	\$26,524	\$27,458	\$37,561	\$118,679	\$165,122	\$215,194	\$230,882	\$119,338	\$82,152	\$6,933	\$12,563	\$1,067,619	
<i>Percent of Annual Total</i>	2%	2%	3%	4%	11%	15%	20%	22%	11%	8%	1%	1%		
<i>Percent by Fiscal Quarter</i>			7%			30%			53%			10%		
Total Number of Campground Sites	268	268	268	268	268	268	268	268	268	268	268	268	268	
Gross Annual Avg. Revenue per Site	\$24	\$25	\$26	\$35	\$111	\$154	\$201	\$215	\$111	\$77	\$6	\$12	\$996	

Source: Inyo National Forest

camp rev

[1] Forest Service Revenues from Gull Lake, June Lake, Oh! Ridge, Reverse Creek, Silver Lake, and Aerie Crag Campgrounds.

TECHNICAL MEMORANDUM No. 2

SUPPORT TABLES S-22 THROUGH S-51

Table S-22
June Lake Economic Development Study
Mono County, Regional, and Statewide Travel Impacts 2000-2005

DRAFT

Area	Calendar Year					
	2000	2001	2002	2003	2004	2005
Mono County						
Direct Travel Spending Estimate	\$292,100,000	\$317,300,000	\$327,600,000	\$354,300,000	\$395,400,000	\$419,600,000
Travel Spending Estimate Adjusted for Inflation	\$299,200,000	\$325,400,000	\$339,600,000	\$367,500,000	\$404,100,000	\$419,600,000
Mono County Population	12,951	13,150	13,309	13,436	13,585	13,754
Mono County Visitor Spending per Capita (rounded)	\$23,100	\$24,700	\$25,500	\$27,400	\$29,700	\$30,500
Percent Increase since 2000						32%
Region (Alpine, Inyo, & Mono Counties)						
Direct Travel Spending Estimate	\$466,800,000	\$491,500,000	\$509,700,000	\$543,200,000	\$594,100,000	\$624,800,000
Travel Spending Estimate Adjusted for Inflation	\$478,100,000	\$504,000,000	\$528,400,000	\$563,500,000	\$607,100,000	\$624,800,000
Region Population	32,230	32,612	32,943	33,201	33,385	33,464
Regional Visitor Spending per Capita (rounded)	\$14,800	\$15,500	\$16,000	\$17,000	\$18,200	\$18,700
Percent Increase since 2000						26%
California						
Direct Travel Spending Estimate	\$71,300,000,000	\$68,300,000,000	\$68,000,000,000	\$71,000,000,000	\$76,000,000,000	\$82,000,000,000
Travel Spending Estimate Adjusted for Inflation	\$73,027,300,000	\$70,038,700,000	\$70,498,500,000	\$73,650,500,000	\$77,667,300,000	\$82,000,000,000
California Population	33,873,086	34,441,561	35,088,671	35,691,534	36,252,878	36,743,186
Statewide Visitor Spending per Capita (rounded)	\$2,200	\$2,000	\$2,000	\$2,100	\$2,100	\$2,200
Percent Increase since 2000						0%

Source: Dean Runyan and Associates and California Department of Finance

reg travel

Table S-23
June Lake Economic Development Study
Estimated Visitor Spending in Mono County, 2005

DRAFT

	2005	Percent of 2005
Visitor Spending by Type of Traveler Accommodation		
Hotel, Motel	\$320,200,000	76%
Private Campground	\$12,800,000	3%
Public Campground	\$7,900,000	2%
Unpaid (guest)	\$5,600,000	1%
Vacation Home	\$37,200,000	9%
Day Travel	\$35,900,000	9%
Total Spending at Destination	\$419,600,000	100%
Visitor Spending by Commodity Purchased		
Accommodations	\$139,900,000	33%
Arts, Entertainment & Recreation	\$73,000,000	17%
Retail		
Food & Beverage Services	\$122,300,000	29%
Food Stores	\$13,600,000	3%
Retail Sales	\$63,100,000	15%
Subtotal Retail	\$199,000,000	47%
Ground Transportation & Motor Fuel	\$7,700,000	2%
Total Spending at Destination	\$419,600,000	100%

Source: *Dean Runyan and Associates*

mono spend

Table S-24
June Lake Economic Development Study
June Lake Parcels Ownership and Assessed Value

DRAFT

Item	Number of Parcels	Percent of Total Parcels	Acreage of Parcels	Percent of Total Acreage	Assessed Value (A.V.)				Percent of Total A.V.
					Land	Structures	Mobile Homes	Total	
June Lake Developed Parcels [1]	635	44%	953	1%	\$55,100,152	\$149,652,142	\$30,644	\$204,782,938	81%
Parcels owned by June Lake Residents [2]	172	12%	85	0%	\$17,497,320	\$43,621,809	\$30,644	\$61,149,773	24%
Parcels owned by Others	463	32%	867	1%	\$37,602,832	\$106,030,333	\$0	\$143,633,165	57%
June Lake Undeveloped Parcels [3]	812	56%	126,457	99%	\$49,312,756	\$110,496	\$8,758	\$49,432,010	19%
Parcels owned by June Lake Residents [2]	56	4%	67	0%	\$6,474,665	\$10,264	\$8,758	\$6,493,687	3%
Parcels owned by Others	756	52%	126,390	99%	\$42,838,091	\$100,232	\$0	\$42,938,323	17%

Source: Mono County GIS and Assessor Databases.

av_info

[1] Properties with structures valued over \$10,000.

[2] Approximate number of parcels owned by June Lake residents since this number is derived from the number of parcels the Tax Collector sends bills to in June Lake.

[3] Vacant land plus properties with structures valued under \$10,000 in the geographic coverage of Census Block Group 5, which encompasses an area larger than the community of June Lake; however, there are no other communities within this area.

Table S-25
June Lake Economic Development Study
Ownership of Undeveloped Parcels in June Lake [1]

DRAFT

Owner	Acreage	Percent Share
Public or Utility Owned		
Bureau of Land Management	3,093	2%
City of Los Angeles	5,769	5%
Inyo National Forest	116,129	92%
June Lake PUD	67	0%
So. California Edison Company	665	1%
State Lands Commission & State of CA	467	0%
Total Public or Utility Owned	126,190	100%
Privately Owned		
Intrawest (Rodeo Grounds)	82	30%
Privately Owned (non June Lake) [1]	125	46%
Privately Owned by June Lake Residents [2]	67	24%
Total Privately Owned	273	100%
Total Undeveloped Acreage	126,464	

Source: Mono County GIS and Assessor Databases.

owned

[1] Acreage greater than one acre in the geographic coverage of Census Block Group 5, which encompasses an area larger than the community of June Lake; however, there are no other communities within this area.

[2] Defined by the address property tax bills are sent to.

Table S-26
June Lake Economic Development Study
Potential June Lake Buildout Development

DRAFT

Land Uses (by Zoning)	Zoning	Acreage	Number of Parcels	Residential Unit Potential		Lodging Units Potential		Commercial Square Feet			
				Units per Parcel	Buildable Acre [1]	Units per Parcel	Buildable Acre [1]	Number of Units	FAR	Buildable Acres [1]	Square Feet
Commercial											
Commercial	C	3.3	18						0.20	0.5	22,939
Commercial Lodging (High)	CL-H	7.5	24				40	241			
Commercial Lodging (Moderate)	CL-M	5.1	16				15	61			
Subtotal Commercial		15.9				0		301			22,939
Mixed Use											
Mixed Use [2]	MU	3.4	18		7	15			0.25	0.2	7,477
Specific Plan [3]											
Intrawest (Rodeo Grounds) [4]	SP	86.7	1			87		668			40,000
Ronci (by Gull Lake) [5]	SP	13.7	1				10	66			
Subtotal Mixed Use		103.8				102		734			47,477
Residential											
Estate Residential	ER 2	2.0	1	2		2					
Single Family [6]	SFR	79.0	238	1		119		119			
Specific Plan [6]	SP / SFR	17.4	62	1		31		31			
Medium Density	MD	9.0	1		7	50					
Multifamily (high) [7]	MFR-H	2.2	9				40	71			
Multifamily (low)	MFR-L	3.2	17		15	39					
Subtotal Residential		112.8				241		221			0
Resource / Natural State											
Natural Habitat Protection [8]	NHP	39.8	2								
Open Space	OS	0.0	1								
Resource Management [8]	RM	0.8	3								
Subtotal Resource / Natural State		40.6				0		0			0
Total		273.1	406			343		1,256			70,416
Total less Rodeo Grounds						256		588			30,416

Source: Mono County GIS Department, Rodeo Grounds Specific Plan dated July 2007, and Hansford Economic Consulting

land proj

- [1] Buildable acres calculated as 80% of total acres.
- [2] Assumes 80% residential use and 20% commercial use.
- [3] There are 5 other parcels zoned SP; however they are all under 1 acre in size and excluded from this table.
- [4] Per Rodeo Grounds land use plan, Rodeo Grounds Specific Plan dated July 2007.
- [5] For purposes of this analysis, HEC has assumed condominiums on this property.
- [6] Assumes 50% of new units are vacation rentals (HEC estimate). Lots above Hillside Road excluded (in avalanche zone).
- [7] Commercial lodging facilities may be built in MFR - H.
- [8] Development is permitted in this land use classification; however, it is considered undevelopable for purposes of this analysis.

Table S-27
June Lake Economic Development Study
June Lake PUD New Water Connections [1]

DRAFT

Connection Type	Calendar Year							Total
	2000	2001	2002	2003	2004	2005	2006	
Residential								
Single Family	7	9	12	11	8	6	5	58
Condominium	0	10	0	0	0	0	0	10
Subtotal Residential	7	19	12	11	8	6	5	68
Commercial	1	0	0	0	1	2	0	4
Total New Connections	8	19	12	11	9	8	5	140

Source: June Lake P.U.D, November 2007.

connections

[1] Excludes additions to buildings requiring additional water meters, and irrigation connections.

Table S-28
June Lake Economic Development Study
Real Estate Market Indicators

DRAFT

Land Use	2002	2003	2004	2005	2006	2007
Single Family Home						
Median Price Sold	\$387,000	\$316,000	\$495,000	\$540,000	\$525,000	\$600,000
Average Price per Sq Ft	\$161	\$255	\$351	\$402	\$365	\$338
Average Days on Market	96	164	143	119	120	170
Condominiums / Townhomes						
Median Price Sold	\$245,000	\$329,000	\$429,000	\$732,500	\$439,500	\$500,000
Average Price per Sq Ft	\$171	\$228	\$306	\$382	\$312	\$273
Average Days on Market	323	463	569	121	208	348
Vacant Lots						
Average Price per Acre	\$346,222	\$761,694	\$1,081,925	\$1,322,461	\$1,042,302	\$1,168,267
Average Days on Market	184	513	197	253	182	171

Source: June Lake Coldwell Banker

real estate

Table S-29
June Lake Economic Development Study
Current Asking Prices for Single Family Homes in June Lake

DRAFT

Listing	Asking Price	Square Feet	Price per Square Foot	Bedrooms	Bathrooms
Peterson Tract	\$395,000	600	\$658	1	1
USFS Home	\$259,000	800	\$324	1	1
Clark Tract	\$399,500	1,150	\$347	2	1.75
Crawford Ave	\$469,000	1,488	\$315	2	1.75
Peterson Tract	\$515,000	1,600	\$322	3	3
628 Minaret	\$499,000	1,664	\$300	4	2
Peterson Tract	\$629,000	1,740	\$361	2	2
5406 Hwy 158	\$1,100,000	1,957	\$562	4	3
Peterson Tract	\$739,500	2,050	\$361	4	3
701 Palisades	\$739,000	2,050	\$360	4	3
Peterson Tract	\$695,000	2,228	\$312	4	2.5
Dream Mtn	\$979,000	2,500	\$392	3	2
Williams Tract	\$599,000	2,500	\$240	3	3
Peterson Tract	\$1,225,000	2,670	\$459	4	3.5
Village	\$495,000	n.a.	n.a.	4	2
Chipmunk Ln	\$679,000	n.a.	n.a.	3	2
Median Price All Homes	\$629,000		\$347		
Median Price 2-bedroom	\$469,000				

Source: Rainbow Ridge Realty and June Lake Coldwell Banker November 2007

homes

Table S-30
June Lake Economic Development Study
Current Asking Prices for Condominiums in June Lake (all furnished)

DRAFT

Listing	Asking Price	Square Feet	Price per Square Foot	Bedrooms	Bathrooms
Birch Creek #3	\$279,500	452	\$618	1	1
Birch Creek #7	\$399,900	850	\$470	2	2
Sierra Sun #7	\$469,000	1,433	\$327	2	2
Edgewater #16	\$519,000	1,300	\$399	2	2
Aspend Meadows #2	\$675,000	n.a.	n.a.	2	2
Interlaken #12	\$749,000	1,538	\$487	2	2
Median Price All Units	\$494,000		\$470		

Source: Rainbow Ridge Realty and June Lake Coldwell Banker

condos

Table S-31
June Lake Economic Development Study
Commercial Properties Sold and For Sale

DRAFT

Year	Price	Business Name	Square Feet	Price per Sq Ft	Days on market
Sold					
2002	\$365,000	June Lake Service Station			989
2003	\$1,400,000	June Lake Villager Motel			255
2004	\$430,000	Wise Guys	1,500	\$287	115
2004	\$675,000	Silver Pines Chalet	5,000	\$135	807
2004	\$1,100,000	Lakefront Cabins	21,000	\$52	824
For Sale in 2007					
	\$995,000	June Lake Pines Cottages	11	\$90,455	1946
	\$1,795,000	Villager Motel	23	\$78,043	1960
	\$2,000,000	Fern Creek Lodge	11	\$181,818	
	\$2,800,000	Whispering Pines Motel	30	\$93,333	1972
	\$2,600,000	The Four Seasons	5	\$520,000	1966
	\$750,000	Commercial Building			1971
	\$1,169,000	Multi-family Building			

Source: June Lake Coldwell Banker

commercial

Table S-32
June Lake Economic Development Study
Housing Affordability by Job

DRAFT

Job	Wage per Hour	Salary Equivalent [1]	Affordable Monthly Rent [2]		2007 Monthly Rent in June Lake [3]	Affordable Purchase Price [4]		2007 Asking Prices Homes in June Lake [5]
			1 Earner	2 Earners		1 Earner	2 Earners	
Tipped positions (restaurant) [6]	\$8.00	\$16,640	\$416	\$832	\$750	\$57,700	\$115,400	\$469,000
Marina front desk	\$9.00	\$18,720	\$468	\$936	\$750	\$65,000	\$130,000	\$469,000
Starting hourly wage for ski employee	\$9.72	\$20,218	\$505	\$1,011	\$750	\$70,200	\$140,400	\$469,000
Store assistants	\$10.00	\$20,800	\$520	\$1,040	\$750	\$72,200	\$144,400	\$469,000
Deli food preparers	\$11.00	\$22,880	\$572	\$1,144	\$750	\$79,400	\$158,800	\$469,000
House cleaner	\$11.50	\$23,920	\$598	\$1,196	\$750	\$83,000	\$166,000	\$469,000
Marina cleaning crew	\$12.00	\$24,960	\$624	\$1,248	\$750	\$86,600	\$173,200	\$469,000
Rental home preparers	\$12.50	\$26,000	\$650	\$1,300	\$750	\$90,200	\$180,400	\$469,000
JLPUD Operations Worker [7]	\$16.09	\$33,467	\$837	\$1,673	\$750	\$116,100	\$232,200	\$469,000
JLPUD Secretary [7]	\$16.10	\$33,488	\$837	\$1,674	\$750	\$116,200	\$232,400	\$469,000
JLPUD Accounting / Administrative Assistant [7]	\$20.10	\$41,808	\$1,045	\$2,090	\$750	\$145,100	\$290,200	\$469,000
Bookkeepers / accountants	\$23.00	\$47,840	\$1,196	\$2,392	\$750	\$166,000	\$332,000	\$469,000
JLPUD Operations Supervisor [7]	\$27.17	\$56,514	\$1,413	\$2,826	\$750	\$196,100	\$392,200	\$469,000

Source: Personal interviews with business owners and the June Lake P.U.D.

afford

[1] Salary equivalent based on 40-hour work weeks (2,080 hours annually).

[2] Assumes 30% of monthly income is available for rental payments. No utility allowance included.

[3] Rent for a 1 bedroom, 1 bathroom apartment in June Village. Excludes utilities. Rent for a 2-bedroom apartment is approximately \$850 /month.

[4] Assumes 25% of income available for mortgage payments. Interest rate of 6.5% for a 30-year fixed term mortgage with 5% down payment.

Example of calculation for JLPUD Operations Supervisor:

Income available for housing	\$14,128
Maximum monthly mortgage payment	\$1,177
Maximum Mortgage Amount (95% of price)	\$186,272
Down Payment (5% of price)	\$9,804

[5] Median price of 2-bedroom homes on the market as of November 2007.

[6] Minimum wage in California is \$8.00 per hour effective January 1, 2008.

[7] Step 1 of 4 on the salary scale.

Table S-33
June Lake Economic Development Study
June Lake Retail Market Opportunities (in 2003 Dollars)

DRAFT

Industry Sector	Demand (Expenditures) [1]	Supply (Retail Sales) [2]	Deficient (Excess) Supply
Motor Vehicle and Parts Dealers-441	\$1,917,246	\$1,334,400	\$582,846
Automotive Dealers-4411	\$1,651,822	\$0	\$1,651,822
Other Motor Vehicle Dealers-4412	\$116,432	\$1,334,400	(\$1,217,968)
Automotive Parts/Accsrs, Tire Stores-4413	\$148,992	\$0	\$148,992
Furniture and Home Furnishings Stores-442	\$305,497	\$0	\$305,497
Furniture Stores-4421	\$165,163	\$0	\$165,163
Home Furnishing Stores-4422	\$140,334	\$0	\$140,334
Electronics and Appliance Stores-443	\$272,745	\$0	\$272,745
Appliances, TVs, Electronics Stores-44311	\$211,407	\$0	\$211,407
Household Appliances Stores-443111	\$43,862	\$0	\$43,862
Radio, Television, Electronics Stores-443112	\$167,545	\$0	\$167,545
Computer and Software Stores-44312	\$51,558	\$0	\$51,558
Camera and Photographic Equipment Stores-44313	\$9,780	\$0	\$9,780
Building Material, Garden Equip Stores -444	\$1,154,489	\$0	\$1,154,489
Building Material and Supply Dealers-4441	\$1,053,809	\$0	\$1,053,809
Home Centers-44411	\$393,335	\$0	\$393,335
Paint and Wallpaper Stores-44412	\$25,291	\$0	\$25,291
Hardware Stores-44413	\$84,436	\$0	\$84,436
Other Building Materials Dealers-44419	\$550,747	\$0	\$550,747
Building Materials, Lumberyards-444191	\$186,297	\$0	\$186,297
Lawn, Garden Equipment, Supplies Stores-4442	\$100,680	\$0	\$100,680
Outdoor Power Equipment Stores-44421	\$15,262	\$0	\$15,262
Nursery and Garden Centers-44422	\$85,418	\$0	\$85,418
Food and Beverage Stores-445	\$1,249,252	\$1,614,019	(\$364,767)
Grocery Stores-4451	\$1,124,506	\$1,257,447	(\$132,941)
Supermarkets, Grocery (Ex Conv) Stores-44511	\$1,069,723	\$1,257,447	(\$187,724)
Convenience Stores-44512	\$54,783	\$0	\$54,783
Specialty Food Stores-4452	\$38,315	\$356,572	(\$318,257)
Beer, Wine and Liquor Stores-4453	\$86,431	\$0	\$86,431
Health and Personal Care Stores-446	\$478,696	\$1,156	\$477,540
Pharmancies and Drug Stores-44611	\$409,706	\$0	\$409,706
Cosmetics, Beauty Supplies, Perfume Stores-44612	\$16,879	\$0	\$16,879
Optical Goods Stores-44613	\$21,584	\$1,156	\$20,428
Other Health and Personal Care Stores-44619	\$30,527	\$0	\$30,527
Gasoline Stations-447	\$1,204,015	\$0	\$1,204,015
Gasoline Stations With Conv Stores-44711	\$898,627	\$0	\$898,627
Other Gasoline Stations-44719	\$305,388	\$0	\$305,388
Clothing and Clothing Accessories Stores-448	\$512,170	\$8,600	\$503,570
Clothing Stores-4481	\$355,247	\$8,600	\$346,647
Men's Clothing Stores-44811	\$24,139	\$0	\$24,139
Women's Clothing Stores-44812	\$90,591	\$2,692	\$87,899
Childrens, Infants Clothing Stores-44813	\$15,988	\$0	\$15,988
Family Clothing Stores-44814	\$191,295	\$0	\$191,295
Clothing Accessories Stores-44815	\$9,288	\$0	\$9,288
Other Clothing Stores-44819	\$23,946	\$5,908	\$18,038
Shoe Stores-4482	\$67,588	\$0	\$67,588
Jewelry, Luggage, Leather Goods Stores-4483	\$89,335	\$0	\$89,335
Jewelry Stores-44831	\$83,064	\$0	\$83,064
Luggage and Leather Goods Stores-44832	\$6,271	\$0	\$6,271

Table S-33
June Lake Economic Development Study
June Lake Retail Market Opportunities (in 2003 Dollars)

DRAFT

Industry Sector	Demand (Expenditures) [1]	Supply (Retail Sales) [2]	Deficient (Excess) Supply
Sporting Goods, Hobby, Book, Music Stores-451	\$213,274	\$525,722	(\$312,448)
Sportng Goods, Hobby, Musical Inst Stores-4511	\$139,585	\$465,674	(\$326,089)
Sporting Goods Stores-45111	\$70,200	\$465,674	(\$395,474)
Hobby, Toys and Games Stores-45112	\$41,676	\$0	\$41,676
Sew/Needlework/Piece Goods Stores-45113	\$12,267	\$0	\$12,267
Musical Instrument and Supplies Stores-45114	\$15,442	\$0	\$15,442
Book, Periodical and Music Stores-4512	\$73,689	\$60,048	\$13,641
Book Stores and News Dealers-45121	\$49,878	\$0	\$49,878
Book Stores-451211	\$47,522	\$0	\$47,522
News Dealers and Newsstands-451212	\$2,356	\$0	\$2,356
Prerecorded Tapes, CDs, Record Stores-45122	\$23,811	\$60,048	(\$36,237)
General Merchandise Stores-452	\$1,269,281	\$0	\$1,269,281
Department Stores Excl Leased Depts-4521	\$593,873	\$0	\$593,873
Other General Merchandise Stores-4529	\$675,408	\$0	\$675,408
Warehouse Clubs and Super Stores-45291	\$577,563	\$0	\$577,563
All Other General Merchandise Stores-45299	\$97,845	\$0	\$97,845
Miscellaneous Store Retailers-453	\$299,431	\$39,592	\$259,839
Florists-4531	\$20,527	\$0	\$20,527
Office Supplies, Stationery, Gift Stores-4532	\$119,698	\$18,591	\$101,107
Office Supplies and Stationery Stores-45321	\$67,319	\$0	\$67,319
Gift, Novelty and Souvenir Stores-45322	\$52,379	\$18,591	\$33,788
Used Merchandise Stores-4533	\$25,520	\$0	\$25,520
Other Miscellaneous Store Retailers-4539	\$133,686	\$21,001	\$112,685
Non-Store Retailers-454	\$644,714	\$0	\$644,714
Electronic Shopping, Mail-Order Houses-4541	\$477,815	\$0	\$477,815
Vending Machine Operators-4542	\$28,880	\$0	\$28,880
Direct Selling Establishments-4543	\$138,019	\$0	\$138,019
Foodservice and Drinking Places-722	\$1,115,075	\$1,016,292	\$98,783
Full-Service Restaurants-7221	\$507,906	\$0	\$507,906
Limited-Service Eating Places-7222	\$467,494	\$1,016,292	(\$548,798)
Special Foodservices-7223	\$89,674	\$0	\$89,674
Drinking Places -Alcoholic Beverages-7224	\$50,001	\$0	\$50,001
Total Retail Sales Incl Eating and Drinking Places	\$10,635,885	\$4,539,781	\$6,096,104
GAFO [3]	\$2,692,665	\$552,913	\$2,139,752
General Merchandise Stores-452	\$1,269,281	\$0	\$1,269,281
Clothing and Clothing Accessories Stores-448	\$512,170	\$8,600	\$503,570
Furniture and Home Furnishings Stores-442	\$305,497	\$0	\$305,497
Electronics and Appliance Stores-443	\$272,745	\$0	\$272,745
Sporting Goods, Hobby, Book, Music Stores-451	\$213,274	\$525,722	(\$312,448)
Office Supplies, Stationery, Gift Stores-4532	\$119,698	\$18,591	\$101,107
Total All Retail Sales (excludes visitor spending) [4]	\$13,328,550	\$5,092,694	\$8,235,856

Source: Claritas, Inc.

ret_gap

[1] The demand data is derived from the Consumer Expenditure Survey (CE Survey), which is fielded by the U.S. Bureau of Labor Statistics (BLS).

[2] The supply data is derived from the Census of Retail Trade (CRT), which is made available by the U.S. Census.

[3] GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores.

[4] Consumer expenditures (demand) only represents spendings by residents of June Lake.

Table S-34
June Lake Economic Development Study
June Lake Residents Estimated Annual Expenditures

DRAFT

Item	June Lake	California
Year 2000 Per Capita Income	\$28,016	\$22,711
<i>June Lake as Percentage of California</i>	<i>123%</i>	
<hr/>		
2005 Taxable Sales per Capita		
Retail Stores	\$12,528	\$10,156
Business and Personal Services	\$770	\$624
All Other Outlets	\$4,601	\$3,729
Total	\$17,898	\$14,509
<hr/>		
2005 Retail Stores Expenditure per Capita	\$12,528	
Inflated to 2007 Dollars	\$13,107	
plus estimated Non-Taxable Sales [1]	\$3,074	
Estimated Total 2007 Retail Expenditures per Capita	\$16,181	
Estimated Population of June Lake	410	
Estimated Retail Expenditures June Lake Residents	\$6,634,383	

*Source: US Census Bureau, California Board of Equalization,
and Hansford Economic Consulting*

cap exp

[1] Approximately 19% of total sales are non-taxable per 2002 Economic Census data, estimated by RRC Associates, South Lake Tahoe Retail Market Analysis, December 2005.

Table S-35
June Lake Economic Development Study
Estimated Average June Lake Retail Sales per Square Foot

DRAFT

Retail Category	HEC Estimate			Claritas, Inc.	
	Taxable Sales Share	Total Sales [1]	Percent	Total Sales [2]	Percent
Food & Beverage Services					
Taxable Sales	61%	\$3,180,400			
Non-taxable Sales		\$32,100			
Total Food & Beverage		\$3,212,500	51%	\$1,054,200	20%
Food Stores					
Taxable Sales	7%	\$353,700			
Non-taxable Sales		\$1,061,100			
Total Food Stores		\$1,414,800	22%	\$1,674,300	32%
Retail Sales					
Taxable Sales	32%	\$1,640,900			
Non-taxable Sales		\$33,500			
Total Retail Sales		\$1,674,400	27%	\$2,554,500	48%
Total Retail Sales (rounded) [3]					
Estimated Taxable Retail Sales in 2006		\$5,175,000		n.a.	
Estimated Non-Taxable Retail Sales in 2006		\$1,127,000		n.a.	
Total Estimated Retail Sales		\$6,302,000	100%	\$5,283,000	100%
Total Retail Square Feet [4]		33,700		33,700	
Estimated Retail Sales per Square Foot [5]		\$187		\$157	

Source: *ULI Dollars & Cents of Shopping Centers 2006, City of South Lake Tahoe Retail market Analysis, RRC Associates, Inc. December 2005, Claritas, Inc., and Hansford Economic Consulting*

sales per sqft

[1] HEC Total Sales by Retail Sales Category based on visitor spending estimates for Mono County and HEC estimate of June Lake point of sales taxable sales.

[2] Claritas data from 2003, inflated to 2006. Claritas data includes taxable and non-taxable sales.

[3] Taxable Retail sales based on calculation shown in Table S-14.

[4] See Table S-36. HEC estimate including vacant properties, and excluding office space.

[5] A similar study for South Lake Tahoe in 2005 estimated \$250 per square foot.

The U.S. median retail sales per square foot for convenience shopping centers is \$202 per square foot.

Table S-36
June Lake Economic Development Study
Inventory of Commercial Space by Use

DRAFT

Commercial Space Name [2]	Estimated Square Feet [1]				Utilization		
	Office	Retail	Dining	TOTAL	Vacant	Underutilized	Comment
Rob Morgan's Cottage #1		300		300	V		
Rob Morgan's Cottage #2 (Moon Shadow Gallery)		300		300			
Rob Morgan's Cottage #3 (Alpine Deli)			300	300		U	Only open summertime at weekends
Wool Shop		500		500		U	Not open all the time
Flower Shop		300		300		U	Not open all the time
Escoto Building	400			400			
Trout Town Joe's			500	500			
General Store		5,000		5,000			
Space below General Store	800			800	V		Was a bank
Living Wood Gallery		400		400			
Cathy's Candy		750		750			
Coldwell Banker	1,200			1,200			
Tiger Bar			1,400	1,400			
Sierra Wave gift shop		900		900		U	Not open all the time
Ken Willingham's Pottery Gallery		400		400			
Ernie's Tackle Shop		2,000		2,000			
Sierra Inn restaurant			2,200	2,200			
Marinas @ 500 sq ft each		2,000		2,000			Only open during the summer
Old Video Store		600		600	V		
Bar below Sierra Inn			600	600			
Corner of Lake View and Hwy 158		1,100		1,100	V		For Sale - was a dentist's
Empty old auto store		300		300	V		Was an auto parts store
Danny Kass space		600		600	V		For Sale
Rainbow Ridge Properties	1,000			1,000			Was Barber / Hardware store
Rainbow Ridge Gift Store		200		200			
June Lake Properties	500			500			
Post Office (rented from June Lake Properties)	2,000			2,000			
Danny Roberts Coffee Shop & Internet		300		300		U	Not always open
Fern Creek Store		750		750			
Carson Peak Inn Restaurant			1,500	1,500			
Subtotal	5,900	16,700	6,500	29,100	3,700	2,300	
Resorts							
Double Eagle Resort		100	2,000	2,100			
Pine Cliff Resort		750		750			Only open during the summer
Silver Lake Resort		400	350	750			Only open during the summer
Ski Resort Commercial [3]							
Stew Pot Slim's			300	300			Open during ski season only
June Chalet Food & Beverage			5,500	5,500			Open during ski season only
Accessory / Retail Sales		1,100		1,100			Open during ski season only
Subtotal Ski Resort Commercial	0	1,100	5,800	6,900			
TOTAL	5,900	19,050	14,650	39,600	3,700	2,300	
<i>Percent of Total</i>	<i>15%</i>	<i>48%</i>	<i>37%</i>	<i>100%</i>	<i>9%</i>	<i>6%</i>	
Year-round Business Space	5,900	14,500	8,200	28,600	3,700	2,300	
<i>Percent of Total</i>	<i>21%</i>	<i>51%</i>	<i>29%</i>	<i>100%</i>	<i>13%</i>	<i>8%</i>	

Source: Hansford Economic Consulting

retail space

[1] Retail square feet represents only the space within a building in which the public can purchase goods. These estimates may have an error margin of 10%.

[2] Does not include June Lake Junction Store and Gas Mart.

[3] Does not include administrative office space, ticket sales, equipment sales / rental and other support functions housed

Table S-37
June Lake Economic Development Study
June Lake Estimated People At One Time (PAOT)

DRAFT

Source of PAOT	Number of Units	Persons per Unit	Annual Average		Peak Period	
			Occupancy	PAOT	Occupancy	PAOT
June Lake Population				410		410
Overnight Visitors						
Lodging Guests						
Hotels, Motels, and Cabins	290	2.5	43%	314	80%	582
Condos and Private Home Rentals	88	2.5	43%	95	80%	177
RV Parks and Campgrounds	714	2.5	20%	359	67%	1,192
Subtotal Lodging Guests	1,092			769		1,951
Seasonal-Use Homeowners	446	2.5	10%	107	80%	896
Total Overnight Visitors				876		2,847
Day Visitors (20% of lodging guests - See Table S-16)				154		390
Total Population				1,440		3,647
<i>June Lake Population as Percentage of Total PAOT</i>				<i>28%</i>		<i>11%</i>

Source: Hansford Economic Consulting

paot

Table S-38
June Lake Economic Development Study
Estimated Retail Sales Generated by Visitors versus Residents

DRAFT

Item		Estimated Retail Sales
Total Estimated Retail Sales	a	\$6,302,000
June Lake Residents Population as Percentage of Peak Season Population [1]	b	11%
Estimated Retail Sales by Residents	$c = a * b$	\$708,501
Estimated Retail Sales by Visitors	$d = a - c$	\$5,593,499

retail pop

[1] See Table S-37. HEC uses this as a proxy for the amount of spending by June Lake Residents in June Lake.

Table S-39
June Lake Economic Development Study
Estimated Annual Retail Spending and Supply -Demand Ratio

DRAFT

Item	HEC Estimate	Percentage
Supply		
Estimated Retail Spending in June Lake		
Visitor Share	\$5,593,499	89%
Residents Share	\$708,501	11%
Total Retail Spending in June Lake (Supply)	\$6,302,000	100%
Demand		
Estimated June Lake Residents Expenditures		
In June Lake	\$708,501	11%
Outside June Lake	\$5,925,883	89%
Total June Lake Residents Expenditures (Demand)	\$6,634,383	100%
Estimated Potential Retail Demand		
Visitor Expenditures (Demand)	\$5,593,499	46%
June Lake Residents Expenditures	\$6,634,383	54%
Total Retail Expenditure (Demand)	\$12,227,883	100%
Supply-Demand Ratio [1]	0.52	

Source: Claritas Inc., and Hansford Economic Consulting

June retail

[1] Ratio less than 1.0 indicates greater demand than supply.
 When visitor spending is included in the HEC estimate, June Lake meets about one-half of potential retail sales.

Table S-40
June Lake Economic Development Study
Room Rates for Condominiums and Privately-owned Cabins

DRAFT

Name	Units	Bedrooms	Rental Rates per Night			Average Nightly Rate
			Summer	Winter [1]	Value [2]	
Condominiums						
Sierra Suns						[3]
2-bedroom	2	2.0	\$210	\$260	\$170	
Interlaken						
Studio & 1-bedroom	3	1.0	\$195	\$235	\$165	
2-bedroom	4	2.0	\$295	\$320	\$200	
3-bedroom	2	3.0	\$425	\$425	\$350	
4-bedroom		4.0	\$425	\$425	\$350	
Edgewater						
2-bedroom	9	2.0	\$210	\$260	\$170	
Hidden Meadows						
4-bedroom	1	4.0	\$200	\$240	\$170	
Hideaway Down Canyon						
3-bedroom	1	3.0	\$300	\$340	\$225	
Aspen Meadows						
2-bedroom	1	2.0	\$185	\$210	\$130	
3-bedroom	1	3.0	\$250	\$280	\$175	
Birch Creek						
1-bedroom	4	1.0	\$100	\$115	\$85	
2-bedroom	2	2.0	\$170	\$170	\$125	
June Lake House						
1-bedroom	2	1.0	\$95	\$130	\$85	
2-bedroom	1	2.0	\$180	\$210	\$130	
Subtotal and Average Rate	33		\$231	\$259	\$181	\$212
<i>Average Rate 1 Bedroom</i>			<i>\$130</i>	<i>\$160</i>	<i>\$112</i>	<i>\$127</i>
<i>Average Rate 2 Bedroom</i>			<i>\$208</i>	<i>\$238</i>	<i>\$154</i>	<i>\$188</i>
<i>Average Rate 3+ Bedroom</i>			<i>\$320</i>	<i>\$342</i>	<i>\$254</i>	<i>\$292</i>
Houses and Cabins						
Smith Mountain Home	1	3.5	\$251	\$280	\$200	
Gull Lake Cabin	1	2.0	\$197	\$220	\$155	
Hunt House	1	3.0	\$224	\$250	\$170	
Branson House	1	3.0	\$224	\$250	\$170	
Brittain House	1	6.0	\$470	\$525	\$400	
June Bug Inn	1	2.0	n.a	\$220	\$165	
The Bear's Den	1	1.0	\$100	n.a	\$85	
The Cottage	1	1.0	\$160	\$170	\$110	
The Lucky Fish	1	2.0	\$155	\$155	\$125	
Lazy J	1	3.0	\$200	\$240	\$170	
The Willows	1	2.0	\$180	\$185	\$125	
Subtotal and Average Rate	11		\$216	\$250	\$170	\$200
Total and Average Rate per Unit [4]	44		\$228	\$256	\$178	\$209

Source: Rainbow Ridge Realty and June lake Properties

rentals

[1] Winter rates for weekend, not holiday. Holiday rates approximately 25% greater.

[2] Value rates include mid-week winter and shoulder summer months rates.

[3] Average annual rate per night calculated as weighted average of rates by season:

<i>Number of Nights</i>	122	67	176	365
-------------------------	-----	----	-----	-----

[4] Per the Mono County Tax Collector, in fiscal year 2006-07, the average nightly rate for rooms and cabins was \$109.25 (unincorporated County only).

Table S-41
June Lake Economic Development Study
Room Rates for Hotels, Motels and Cabins and RV Parks

DRAFT

Name	Units	Range of Rates per Night	Estimated Avg. Nightly Rate
[1]			
Hotels, Motels and Cabins			
Big Rock Resort	9	\$200	\$200
Boulder Lodge	60	starts at \$70	\$90
Double Eagle Resort & Spa - Hotel	15	\$270 to \$350	\$290
Double Eagle Resort & Spa - Cabins	16	\$170 to \$350	\$215
Fern Creek Lodge	11	\$75 to \$300	\$131
Gull Lake Lodge	14	\$70 to \$165	\$94
Heidelberg Inn	28	privately owned - no rentals	
June Lake Motel	20	\$60 to \$200	\$95
June Lake Pines Cottages	11	\$80 to \$155	\$99
June Lake Villager Inn	23	\$85 to \$220	\$119
Knoll Haus, Downtown June Village	1	n.a.	
Lake Front Cabins	9	starts at \$70	\$90
Reverse Creek Lodge	15	starts at \$95	\$100
Silver Lake Resort	16	\$115 to \$270	\$154
The Four Seasons	5	\$150 to \$175	\$156
The Haven	7	\$75 to \$150	\$94
Whispering Pines Resort	30	\$130 to \$160	\$138
Subtotal Hotels, Motels and Cabins [2]	290		\$129
RV Parks			
Golden Pine RV	27		\$25
Pine Cliff RV full hook-up	112		\$25
June Lake RV Park	21		\$31
Silver Lake RV Park	78		\$39
Subtotal RV Parks	238		\$30

Source: Lodging websites and Hansford Economic Consulting

hotel_rates

[1] HEC estimate based on average nightly rate at 25th percentile of range.

[2] Per the Mono County Tax Collector, in fiscal year 2006-07, the average nightly rate for rooms and cabins was \$109.25 (unincorporated County only).

Table S-42
June Lake Economic Development Study
Estimate of Accommodations Spending per Year

DRAFT

Lodging Type	No. Units	Average Nightly Rate	No. Nights	Spending at 100% Occupancy	Avg. Annual Occupancy Rate	Estimated Avg. Annual Lodging Spending	Percent of Lodging Spending
[1]							
Lodging							
Hotels, Motels, and Cabins	290	\$93	365	\$9,810,343	43%	\$4,254,594	58%
Condos and Private Home Rentals	88	\$150	365	\$4,807,569	43%	\$2,084,968	28%
RV Parks	238	\$30	365	\$2,618,236	20%	\$527,274	7%
Campgrounds	476	\$15	365	\$2,606,100	20%	\$524,830	7%
Subtotal Lodging [1]	1,092			\$19,842,248		\$7,391,667	
Control Total (per Finance Department estimates)						\$7,391,667	

Source: Hansford Economic Consulting

lodging spend

[1] In order to match the control total, HEC needed to alter either the occupancy rate from Table S-18, or the average nightly rates in Table S-40 and Table S-41. Since the average nightly rates were higher than the unincorporated County average, HEC adjusted the nightly rates. Better data on occupancy rates and average nightly rates in June Lake would improve this table.

Table S-43
June Lake Economic Development Study
Spending Profiles by Segment and Spending Category per Party per Trip

DRAFT

Spending Category	Non-local Visitors			All Non-local Visits [1]
	Day Use	Overnight (Forest Service)	Overnight Other	
Lodging	\$0	\$36	\$81	\$54
Restaurant	\$17	\$35	\$73	\$48
Groceries	\$9	\$47	\$38	\$25
Gas & Oil	\$22	\$47	\$38	\$25
Other transportation	\$1	\$5	\$10	\$7
Activities	\$5	\$14	\$24	\$16
Admissions/fees	\$8	\$14	\$11	\$7
Souvenirs/other	\$6	\$20	\$29	\$19
Total (in 2003 Dollars)	\$68	\$217	\$304	\$201
Adjusted to 2007 Dollars	\$78	\$248	\$347	\$229

Source: *Spending Profiles of National Forest Visitors, NVUM Four Year Report, USFS.*

spending categ

Note: *Inyo National Forest is a high spending area (average spending is higher than the national forest average).*

[1] Overall average spending from Inyo Forest sample. Estimate by spending category based on 'Overnight Other' distribution.

Table S-44
June Lake Economic Development Study
Estimated Visitor Spending per Party (Method A)

DRAFT

Visitor Type	Estimated Visitors (Trips) [1]	Estimated Parties (2.5 persons / party) [2]	Spending per Party per Trip [3]	Total Estimated Spending
Overnight Visitors				
Hotels, Motels, and Cabins	31,879	12,752	\$347	\$4,423,496
Condos and Private Home Rentals	9,674	3,869	\$347	\$1,342,302
RV Parks and Campgrounds	34,528	13,811	\$248	\$3,425,999
Subtotal Lodging Guests	76,081	30,432		\$9,191,796
Seasonal-Use Homeowners	5,575	2,230	\$229	\$511,533
Total Overnight Visitors	81,656	32,662		\$9,703,329
Day Visitors	56,170	22,468	\$78	\$1,745,121
Total Visitors	137,825	55,130		\$11,448,450

Source: The United States Forest Service, June Mountain, and Hansford Economic Consulting.

party spend

[1] See Table S-15.

[2] Per the USFS, average number of persons per vehicle (party) for Inyo National Forest.

[3] See Table S-43.

Table S-45
June Lake Economic Development Study
Spending per Party per Trip by Primary Activity

DRAFT

Primary Activity	Non-Local Visitors (2003 Dollars)			Overnight Other in 2007 \$	Spending Ratio of Activity to Downhill Skiing
	Day Use	Overnight (Forest Service)	Overnight Other		
Cross-country skiing			\$346	\$395	1.05
Biking			\$343	\$391	1.04
Snowmobile			\$343	\$391	1.04
Downhill Skiing	\$80		\$331	\$378	1.00
Boating			\$288	\$329	0.87
Hiking	\$37	\$147	\$276	\$315	0.83
Hunting	\$44	\$201	\$250	\$285	0.76
General / Relaxing	\$46	\$158	\$245	\$280	0.74
Fishing	\$42	\$205	\$238	\$272	0.72
Nature-related	\$52	\$213	\$225	\$257	0.68
OHV use	\$62	\$147	\$182	\$208	0.55
Multiple activities			\$173	\$197	0.52
Driving	\$40		\$166	\$189	0.50
Developed Camping		\$140	\$146	\$167	0.44
Camping / backpacking			\$104	\$119	0.31

Source: *Spending Profiles of National Forest Visitors, NVUM Four Year Report, USFS.*

spending activity

Table S-46
June Lake Economic Development Study
June Lake Visitor Spending by Category (Method B)

DRAFT

Visitor Category	Source	Estimated Direct Spending [1]	Visitors (trips) [2]	Spending per Visitor (trip)	Share of Spending
Lodging [3]	Table S-13	\$7,392,000	76,081	\$97	42%
Retail					
Food & Beverage (Dining) [4]		\$2,851,336	137,825	\$21	16%
Other Retail		\$2,742,164	137,825	\$20	16%
Subtotal Retail	Table S-38	\$5,593,499	137,825	\$41	32%
Recreation					
Ski Area [5]	Table S-20	\$3,670,349	82,207	\$45	21%
Camping (firewood & extra vehicles)	[3]	\$15,789		n.a.	0%
Packtrips		<i>pending from USFS</i>		<i>n.a.</i>	<i>n.a.</i>
Marinas estimate (actual data pending from USFS)	[6]	\$770,000		n.a.	4%
Subtotal Recreation		\$4,456,138			26%
Estimated Annual Visitor Spending at June Lake		\$17,441,637			100%

Source: Hansford Economic Consulting and Leisure Trends Group 05-06 Year End Report for June Mtn

visitor spend

[1] Direct spending does not include secondary spending (indirect and induced effects).

[2] See Table S-15.

[3] Campground fees included under Lodging.

[4] Food & Beverage share of total retail shown in Table S-35.

[5] Total Skier Visits Averaged 2003 - 2006 was 88,395, of which locals made approximately 7%, or 6,188 of trips.

[6] As a placeholder, HEC has estimated marina spending based on 3,500 boat rentals at June Lake, multiplied by 4 as a proxy for all marina businesses, and used the 2007 all-day rental rate of \$55.

Table S-47
June Lake Economic Development Study
Estimated Additional Skier Visits at Buildout

DRAFT

Item	Number of Units	Average Occupancy [1]	Ski Factor [2]	Persons per Unit [3]	Season Days	Estimated Skier Visits
	a	b	c	d	e	f = a*b*c*d*e
Potential Additional Lodging and Residential Units						
Single Family Vacation Homes	221	10%	40%	2.5	120	2,545
Condominiums	66	43%	65%	2.5	120	5,543
Hotels	301	43%	70%	2.5	120	27,457
Total excluding Rodeo Grounds [4]	588					35,545
Rodeo Grounds						
Single Family Vacation Homes	87	12%	40%	4.0	120	2,004
Resort Condominiums (Timeshare)	572	80%	70%	2.0	120	76,877
Duplex / Fourplex (Townhome)	96	24%	40%	3.2	120	3,539
Total Rodeo Grounds [5]	755					82,420
Total (rounded)	1,343					118,000
Estimated Additional Skier Visits Needed (rounded) [6]						117,400
Surplus (Deficit) Skier Visits to support \$18.4 million Phase I June Mtn Improvements						600

Source: Hansford Economic Consulting and June Mountain

ski visits

[1] Occupancy rates for Rodeo Grounds from June Mountain incremental Skier Visit Analysis, 2006

Occupancy rates for other additional lodging from Table S-15.

[2] Ski factors from June Mountain incremental Skier Visit Analysis, 2006.

[3] Persons per unit for Rodeo Grounds from June Mountain incremental Skier Visit Analysis, 2006, and persons per unit for other additional lodging from Table S-15.

[4] Excludes permanent residents (locals) skier visits.

[5] Excludes affordable housing.

[6] Provided for the June Lake Coalition discussions in 2006 by June Mountain staff.

Table S-48
June Lake Economic Development Study
Estimated Additional Supportable Retail Square Feet in June Lake at Buildout

DRAFT

Estimate	Source		Estimates with Rodeo Grounds	Estimates without Rodeo Grounds
2007 Lodging Inventory [1]	Table S-17	a	378	378
Estimated Additional Future Non-Rodeo Grounds Inventory	Table S-26	b	588	588
Potential Future Rodeo Grounds Inventory		c	668	
Total Estimated Buildout Lodging Inventory		d	1,634	966
<i>Percentage Increase</i>		$e = (b+c)/a$	332%	156%
Estimated Current Average Annual Visitor Retail Spending	Table S-39	f	\$5,593,499	\$5,593,499
Current Retail Visitor Spending per Lodging Unit		$g = f/a$	\$14,798	\$14,798
Estimated Visitor Additional Future Retail Spending		$h = (b+c)*g$	\$18,588,307	\$8,703,498
Non-Rodeo Grounds Share		i	\$8,703,498	\$8,703,498
Rodeo Grounds Share		j	\$9,884,809	
Estimated Sales per Square Foot for Future Inventory				
Non-Rodeo Grounds		k	\$250	\$250
Rodeo Grounds		l	\$350	
Estimated Additional Supportable Square Feet		$m = (i/k)+(j/l)$	63,100	34,800

Source: Hansford Economic Consulting

add retail

[1] Lodging inventory includes single family homes built as vacation homes that are rented out.

Table S-49
June Lake Economic Development Study
Surplus (shortage) of Retail Square Feet at June Lake Buildout

DRAFT

Item	Assumption / Source	Estimates with Rodeo Grounds	Estimates without Rodeo Grounds
Existing Retail Square Feet			
Existing Inventory Retail Square Feet		33,700	33,700
Retail Square Feet Vacant	11%	3,700	3,700
Retail Square Feet Housing Active Businesses		30,000	30,000
Vacant Retail Square Feet at 5% Vacancy	5%	1,700	1,700
Potential Additional Square Feet			
Undeveloped Property	Table S-26	70,400	30,400
Reduction of existing vacant property (from 11% to 5%)		2,000	2,000
Adjustment for Rodeo Grounds [1]		(7,700)	0
Subtotal Potential Additional Square Feet		64,700	32,400
Estimated Additional Supportable Square Feet	Table S-48	63,100	34,800
Potential Surplus (shortage) of retail square feet		1,600	(2,400)
Percent surplus (shortage)		3%	-7%
<i>Source: Hansford Economic Consulting</i>		retail match	

[1] Commercial space use not specified in Rodeo Grounds Specific Plan. Commercial space identified in land use plan June 1, 2007 totals 32,350 square feet. Remaining square feet assumed to be for office and other uses including events or conferences.

Table S-50
June Lake Economic Development Study
Estimated New Retail Development Feasibility

DRAFT

Assumptions	Mixed Use Vacant	Percent of
Site Acreage	0.36	Development
Retail Space Square Feet	1,400	Cost
Land Cost at \$0.98 million per acre [1]	\$357,400	50%
County Fees		
Building Department Processing Fees		
Building Permit	\$2,287	
Building Plan Check	\$1,487	
Planning Check	\$30	
Processing	\$245	
SMIP	\$26	
Document Archive	\$40	
General Government Impact Fee	\$2,693	
Library Impact Fee	\$414	
Drainage Impact Fee	\$983	
Traffic Impact Fee	\$1,324	
Subtotal County Fees	\$9,529	1%
Special District Fees		
June Lake Fire Protection District (\$0.528 per sq ft)	\$739	
Eastern Sierra USD (\$0.26 per sq ft)	\$364	
June Lake P.U.D Sewer [2]	\$2,029	
June Lake P.U.D Water [3]	\$4,044	
Subtotal Special District Fees	\$7,176	1%
Total Estimated Fees (rounded)	\$16,705	2%
Building Cost		
Grading and Local Infrastructure [4]	\$55,576	
Construction Costs [5]	\$210,000	
Soft Costs at 10% of construction costs	\$21,000	
Subtotal Building Cost	\$286,576	40%
Total Construction Costs (includes land)	\$660,681	93%
Finance Costs [6]		
Interest on Construction Loan	\$29,070	
Points on Construction Cost Loan	\$10,571	
Points on Permanent Loan	\$10,505	
Subtotal Finance Costs	\$50,146	7%
Total Development Costs	\$710,827	100%
Annual Revenues		
Annual Leasing Revenue [7]	\$26,880	
less vacancy at 5%	\$1,344	
less operating expenses at 5% of revenues	\$1,277	
Net Annual Revenues	\$24,259	
Capitalized Value at 6% cap rate	\$404,320	
less Development Costs	\$710,827	
Total Profit	(\$306,507)	
Return on Equity [8]	-168%	
Return on Total Costs	-43%	

Source: Hansford Economic Consulting

comm value

[1] Land cost based on January 2008 listing of commercial lot off Hwy 158 down canyon.

[2] Per amended ordinance 2002-02, effective October 2007, sewer fees include \$1,828.00, plus \$161.00 per tap to the sewer main, and \$40.00 inspection fee for retail commercial.

[3] Per amended ordinance 77-1, effective October 2007, water fees include \$3,656 for a 1" meter in the Village System, plus \$328.00 per tap to the water main, and estimated 10 fixture units per store at \$6.00 each.

[4] Estimated at \$3.50 per land square foot based on HEC experience in the Tahoe area.

[5] Estimated at \$150 per building square foot.

[6] Finance Cost assumptions shown below:

Construction Financing

Loan to Cost Ratio	80%
Loan Fees	2%
Interest Rate, Annual	10%
Development Period (assumed 1 year)	1.00
Construction Drawdown Factor	0.55

Permanent Financing

Loan to Value Ratio	75%
Loan Fees	2%

[7] Based on monthly leasing rate of \$1.60 per square foot.

[8] As a guideline, the return on equity threshold is typically around 10%.

Table S-51
June Lake Economic Development Study
Estimated New Residential Construction Cost Burden

DRAFT

Assumptions		Medium Density	Low Density
Units per Acre		7.00	4.00
Lot Acreage		0.14	0.25
Unit Square Feet		1,150	2,050
Garage Square Feet		450	450
Finished Unit Selling Price [1]	a	\$399,500	\$695,000
<hr/>			
Land Cost (\$1.17 million per acre)		\$166,900	\$292,100
County Fees			
Building Department Processing Fees [2]			
Building Permit		\$2,063	\$3,182
Building Plan Check		\$1,341	\$2,068
Planning Check		\$30	\$30
Processing		\$221	\$341
SMIP		\$21	\$38
Document Archive		\$40	\$40
General Government Impact Fee		\$2,693	\$2,693
Library Impact Fee		\$414	\$414
Drainage Impact Fee		\$983	\$983
Traffic Impact Fee		\$1,324	\$1,324
Subtotal County Fees	b	\$9,131	\$9,789
Special District Fees			
June Lake Fire Protection District		\$1,832	\$1,832
Eastern Sierra USD (\$1.56 per square foot)		\$1,794	\$3,198
June Lake P.U.D Sewer [3]		\$2,671	\$2,671
June Lake P.U.D Water [4]		\$2,999	\$2,999
Subtotal Special District Fees	c	\$9,296	\$10,700
Total Estimated Fees (rounded)	d = b+c	\$18,427	\$21,813
Building Cost			
Construction Cost Per Square Foot		\$400	\$400
Cost of Unit Construction		\$460,000	\$820,000
Finance Cost (10% of Construction Costs)		\$46,000	\$82,000
Sales Cost (3% of Sales Price)		\$11,985	\$20,850
Total Building Cost	e	\$517,985	\$922,850
TOTAL COST OF UNIT (rounded)	f = d+e	\$703,300	\$1,236,800
Sales Price less Total Costs (profit)	g = a-f	(\$303,800)	(\$541,800)
<i>Profit as Percentage of Cost</i>	<i>h = g/f</i>	<i>-43%</i>	<i>-44%</i>

Source: Hansford Economic Consulting and Mono County

res value

[1] Prices based on June Lake listings as of October 2007.

[2] Grading and encroachment fees not included.

[3] Per amended ordinance 2002-02, effective October 2007, sewer fees include \$2,470.00, plus \$161.00 per tap to the sewer main, and \$40.00 inspection fee.

[4] Per amended ordinance 77-1, effective October 2007, water fees include \$2,611 for a 5/8" meter in the Village System, plus \$328.00 per tap to the water main, and estimated 10 fixture units per residence at \$6.00 each.