

**June Lake Highlands
Specific Plan and Final EIR**

Adopted
August 18, 1998

(Note: this was amended for Premier Properties)

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August 18, 1998

PREPARED BY:

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**JUNE LAKE HIGHLANDS
SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT**

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SUMMARY--JUNE LAKE HIGHLANDS SPECIFIC PLAN

- **Specific Plan/Environmental Impact Report**

The June Lake Highlands Draft Specific Plan/Environmental Impact Report addresses State planning law requirements for a specific plan and CEQA requirements for an EIR in one integrated document, as allowed by §15120 (b) of the CEQA Guidelines.

- **Project Description**

Parcel Map 34-54/June Lake Highlands will subdivide the project site into three lots measuring 0.8 acres, 0.9 acres, and 1.6 acres (see Tentative Parcel Map, Appendix C). The lots will be used for single-family residential construction. Specific Plan policies will establish land use and design standards for proposed future development.

- **Environmental Analysis--Discussion**

The Environmental Analysis section of the document discusses the following:

1. Existing environmental setting.
2. Potential environmental impacts from the June Lake Highlands Specific Plan.
3. Proposed mitigation measures. Specific Plan (SP) policies (see Chapter IV) serve as mitigation measures for the project.

- **Environmental Analysis--Conclusions**

The Environmental Analysis section of the document results in the following conclusions:

1. All potential impacts associated with implementation of the June Lake Highlands Specific Plan have been mitigated to a less than significant level.
2. Implementation of policies and actions in the June Lake Highlands Specific Plan would result in the following irreversible changes:
 - Reduction of natural habitat, although that habitat is abundant locally and regionally.
 - Changes to existing visual environment.
3. Implementation of the June Lake Highlands Specific Plan will not produce growth inducing impacts or cumulative impacts.

- **Alternatives Analysis**

The Environmental Analysis section of the document discusses project alternatives, including a No Project Alternative, Proposed Project Alternative and 2 Redesigned Project Alternatives.

Alternative 3--Redesigned Project B is identified as the environmentally superior alternative since that alternative would result in the least amount of potential impacts while still achieving the project objective of providing three parcels for single family residential development.

- **Comments**

The Draft Specific Plan and EIR was circulated for public review; responses to comments were incorporated into the Final Specific Plan and EIR.

I. INTRODUCTION

INTRODUCTION

The June Lake Highlands Specific Plan/Environmental Impact Report addresses State planning law requirements for a specific plan and CEQA requirements for an EIR in one integrated document, as allowed by §15120 (b) of the CEQA Guidelines.

SPECIFIC PLAN REQUIREMENTS

The June Lake Highlands Specific Plan contains the following requirements as specified in §65451 of the California Government Code:

- a. Text and a diagram or diagrams which specify all of the following in detail:
 1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 2. The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 3. Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable.
 4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs 1, 2 and 3.
- b. A statement of the relationship of the specific plan to the general plan.

RELATIONSHIP OF SPECIFIC PLAN TO EIR

The development standards and implementation measures required in a Specific Plan (see Chapter V, Specific Plan Goals, Policies, & Implementation Measures) serve as the mitigation measures for potential impacts identified in the environmental analysis portion of this document (Chapter IV). A Mitigation Monitoring Program, as required by the CEQA (PRC §21081.6) and the Mono County Environmental Handbook, is included in Chapter VI.

RELATIONSHIP OF SPECIFIC PLAN TO MONO COUNTY GENERAL PLAN

The Mono County General Plan and its associated Area Plans contain general land use policies for the unincorporated areas of the county. The June Lake Highlands Specific Plan provides detailed direction for implementation of General Plan and Area Plan policies for a specific area of June Lake.

Section 65454 of the Government Code requires a proposed specific plan to be consistent with the General Plan, including any applicable Area Plan. The June Lake Highlands Specific Plan has been designed to be consistent with all provisions of the Mono County General Plan and the June Lake Area Plan. The June Lake Area Plan designates the proposed project area as Specific Plan.

The Specific Plan designation is intended for undeveloped areas and provides detailed site-specific analysis and planning. The provisions of the Mono County General Plan and the June Lake Area Plan apply except where other policies and implementation measures are detailed in the Specific Plan.

II. PROJECT DESCRIPTION

PROJECT SETTING

The proposed project site is located in the community of June Lake, approximately 15 miles north of Mammoth Lakes (see Figure 1, Location Map). Highway 395, located approximately 4 miles northeast of the project site provides easy access to the north (Bridgeport, Reno) and to the south (Mammoth Lakes, Bishop). Access from June Lake to Hwy. 395 is provided by State Hwy. 158, "the June Lake Loop", and by the Alternative Access Route which runs from Oh! Ridge Campground behind June Lake to connect with Leonard Avenue west of the project site. Within June Lake Village, Leonard Avenue is the closest paved road to the project site. Access to the project site is currently provided by a dirt road (Skyline Drive) off of Leonard Avenue.

The project site is a 3.28 acre parcel, located on a slope to the north of Gull Lake (see Figure 2, Vicinity Map). The project site slopes from north to south with a total elevation relief of 120 feet over a distance of approximately 500 feet. Rock outcroppings occur north of the property line. A 12 kV powerline runs along the southern boundary of the project site. The project site is surrounded to the north and east by public lands managed by the U.S. Forest Service. Property to the west of the project site is undeveloped private land, also designated Specific Plan in the June Lake Area Plan, and commonly referred to as the West Village Highlands. The southern boundary of the project site is adjacent to existing single family residential development which fronts on Leonard Avenue.

The project site is located in a primarily residential area at the western edge of the main development in June Lake Village. June Lake Village has a mix of commercial, residential, and recreational uses which serve local residents as well as recreational visitors to the area. Vegetation in the vicinity of the project site is predominantly Sagebrush-Bitterbrush shrub with a few scattered Jeffrey pines. Since it is on a slope above Gull Lake, the project site is visible from Gull Lake. Views from the project site include Gull Lake and the Sierra Nevada.

PROJECT OBJECTIVE

The project objective is to provide three (3) separate parcels (including access and utilities) for construction of a single family residence on each parcel.

PROJECT DESCRIPTION

Parcel Map 34-54/June Lake Highlands will subdivide the project site into three lots measuring 0.8 acres, 0.9 acres, and 1.6 acres (see Tentative Parcel Map, Appendix C). The lots will be used for single-family residential construction. Specific Plan policies will establish land use and design standards for proposed future development.

Infrastructure

See Chapter III, Infrastructure Plan.

Design

Design guidelines in the Specific Plan are intended to ensure that development of the project minimizes potential impacts to the visual environment and to water quality and air quality. Cut and fill along the access road will be minimized. Building envelopes have been specified on all lots.

Landscaping will be used to screen the access road, the shared propane tank, and proposed buildings. The Specific Plan addresses building and landscaping materials in order to ensure development that blends harmoniously with the surrounding natural environment and protects natural resources.

Animals

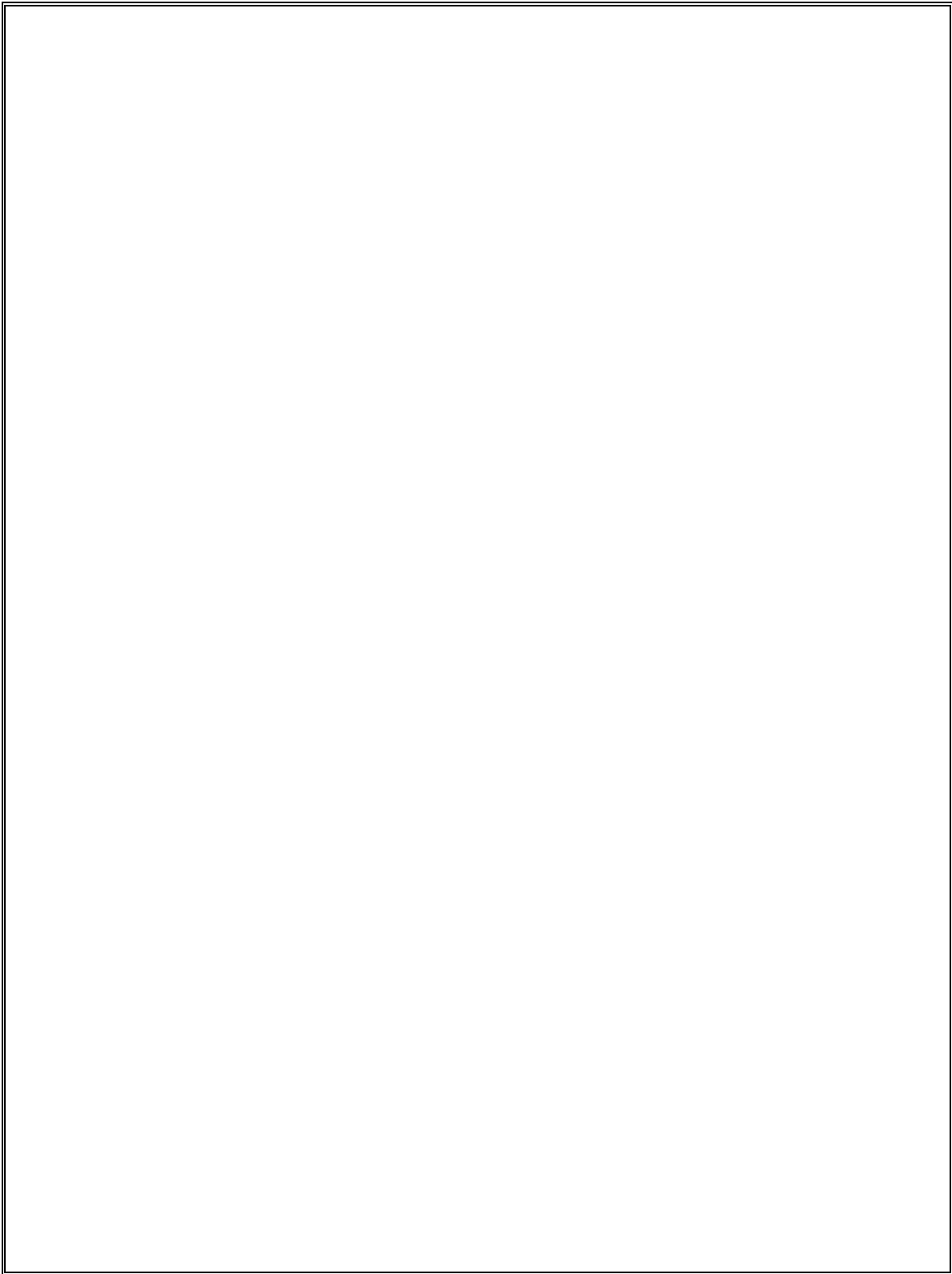
Specific Plan policies and C.C. & R.'s for the project restrict animals to domestic household pets for personal use.

PROJECT PHASING

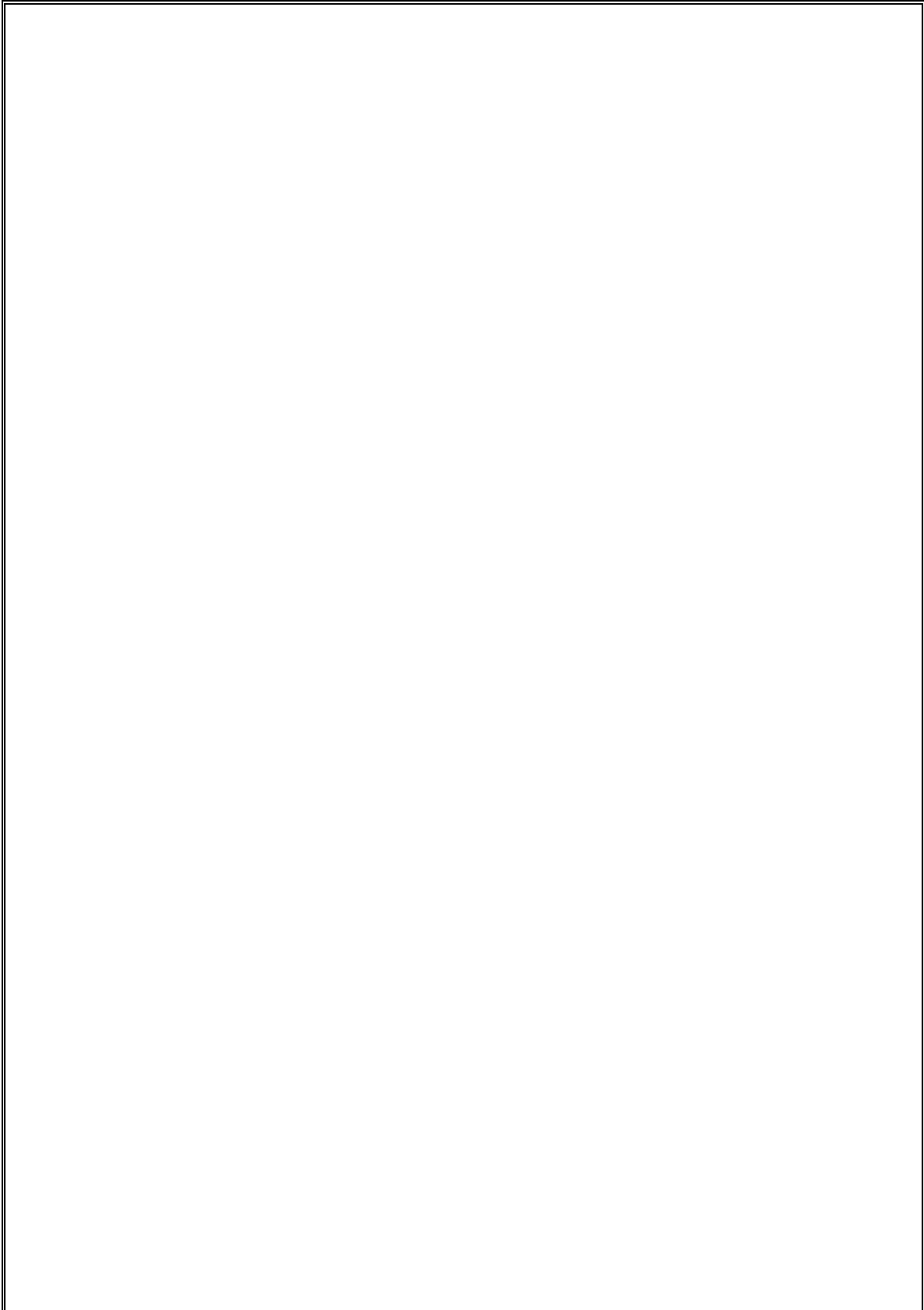
No phasing is proposed for the project. All improvements, including the single family residences for Parcels 1 and 3, are scheduled to be constructed during the spring and summer of 1998. The driveway and single family residence on Parcel 2 will be constructed approximately three to five years following approval of this Plan.

PROJECT FINANCING

The project will be financed with private funding. In compliance with June Lake Area Plan policies, Specific Plan policies ensure that future development will coincide with infrastructure and service capability and expansion.



**Figure 1
Location Map**



**Figure 2
Vicinity Map**

Insert 11" x 17" copy of Plot Plan

Figure 3
Lot Layout and Plot Plan

III. JUNE LAKE HIGHLANDS INFRASTRUCTURE PLAN

Infrastructure/Utilities

Water: Water will be provided by the June Lake Public Utility District (PUD). The District has stated that it has the capacity to serve the project but cannot meet the flows and volumes required for domestic use and fire protection. The June Lake Fire Protection District (FPD) is also concerned about this issue. As recommended by both the FPD and the PUD, the June Lake Highlands Specific Plan requires the project to provide a calculated fire flow of five hundred gallons per minute (500 gpm) at 20 pounds per square inch (20 psi) residual pressure for a duration of two hours at a fire hydrant installed within six hundred feet of the most distant part of any building, and requires access roads of adequate width and grade and with adequate turnarounds for fire apparatus. The June Lake Highlands Specific Plan also requires the project proponents to extend the water line from the main line located in Leonard Avenue to the project site at their expense.

The project design complies with the above requirements. The Tentative Parcel Map (see Appendix C) shows the proposed location of utilities, including a fire hydrant. The Preliminary Grading Plan (see Appendix C) shows the proposed roadway design.

Sewer: Sewer services will be provided by the June Lake Public Utility District. The June Lake Highlands Specific Plan requires the project proponents to extend the sewer line from the sewer main line located in Leonard Avenue to the project site at their expense.

Gas: A 500 gallon propane tank will be installed close to the junction of the three lots on Parcel 2 (see Appendix C, Preliminary Landscape Plan). The 10' x 30' area designated for the propane tank will be screened with a 6 foot high wood fence on its north, south and west boundaries. Two existing Jeffrey pines will also shield the area from the east and north. Underground distribution lines will run from the tank to the individual residences. Alternatively, the parcel owners may choose to install individual propane tanks on each parcel. The individual tanks will also be screened with wood fencing.

Electric: Electricity will be provided by Southern California Edison. Underground utility conduits are already in place, in conformance with Mono County General Plan and June Lake Area Plan policies.

Phone/Cable: Underground utility conduits are already in place. Satellite dishes may also be installed.

Solid Waste Disposal: Individual property owners will be responsible for solid waste disposal.

Street lights: Street lights will not be provided. Specific plan policies address outdoor lighting at individual residences.

Snow Removal: The property owners will be jointly responsible for snow removal.

Road Maintenance: The property owners will be jointly responsible for maintenance of the common driveway.

Drainage: Drainage facilities are indicated on the plot plan(s) and include a cobble lined drainage ditch along the common driveway. The driveways will be gravel surfaced in order to decrease runoff and allow additional infiltration.

Fire Prevention/Suppression: Fire prevention and suppression services will be provided by the June Lake Fire Protection District (FPD).

Access

Access will be provided by a gravel surface common driveway. Design and construction of the driveway will comply with June Lake Area Plan policies and with Fire Safe Standards for road access for fire equipment. The June Lake Area Plan requires new roadways to meet Mono County Road Standards where feasible (JLAP, Circulation Element, Objective A, Policy 3). Mono County Road Standards for June Lake include a minimum 60 foot right-of-way, a 26 foot wide area of pavement, a 30 foot wide roadway (pavement and shoulders), and 15 foot snow storage easements on both sides. The Plan allows for alternative road designs if construction to county standards is not feasible "... due to topography, physical constraints, lot size, or existing built areas..." (JLAP, Circulation Element, Objective A, Action 3.1). The Plan requires alternative designs to provide adequate emergency access and snow storage and requires the review and approval of all alternative roadway designs by the Department of Public Works (JLAP, Objective B, Action 1.1).

Due to topography, the proposed driveway will have a 30 foot right-of-way with an 18 foot roadway, a hammerhead turnaround and grades of 14 percent and under. The proposed road design conforms to Fire Safe Standards and provides adequate emergency access. Adequate snow storage areas are available on the property. A cobbled ditch will line the side of the driveway for drainage (see Appendix C, Preliminary Grading Plan). A retaining wall of gray masonry block is proposed for a 100 foot section of the driveway. The retaining wall will be a maximum of 8 feet high and is proposed as an alternative to a more gradual slope which will entail a greater amount of cut and fill.

The Department of Public Works has indicated that where proposed road grades exceed 10 percent it would consider a paved road to be more appropriate. The Department of Public Works has also recommended that the project proponents provide a public snow storage area to alleviate the shortage of snow storage areas along Leonard Avenue. **The June Lake Area Plan contains the following policy and action items** regarding the provision of snow storage areas:

"Ensure that adequate roadside snow storage areas are provided in the Village, West Village/Rodeo Grounds, Down Canyon, and Pine Cliff areas."

(June Lake Area Plan, Circulation Element, Objective K, Policy 3)

"Acquire easements for snow storage in developing areas as a condition of development approval."

(June Lake Area Plan, Circulation Element, Objective K, Action 3.1)

The driveway will connect to an existing gravel and dirt road with a 40 foot road easement (Skyline Drive) which connects to Leonard Avenue (paved). Approximately 100 feet of Skyline Drive between its connection to Leonard Avenue and the project site are on another privately owned parcel. The project proponents may have a prescriptive easement to this road. The Department of Public Works has recommended that the project proponents improve and maintain the portion of Skyline Drive from Leonard Avenue to the proposed common driveway as a Collector/Residential Roadway (60 ft. right-of-way, 26 ft. pavement) in conformance with June Lake Area Plan policies (JLAP, Circulation Element, Objective A, Policy 3).

June Lake Highlands SP/EIR

A potential alternative driveway to the project is proposed across National Forest lands to the east of the subject property. This alternative would join Skyline Drive to the east of the property and run in a north-west direction across National Forest land and the subject property. The driveway would be constructed to the same standards as the previous alternative, but would require less earthwork. This alternative, however, would require an easement from the United States Forest Service and additional environmental review.

IV. SPECIFIC PLAN GOALS, POLICIES & IMPLEMENTATION MEASURES

PROJECT GOAL

Provide three (3) separate parcels (including access and utilities) for construction of a single family residence on each parcel.

LAND USE

Objective: Define permitted land uses and criteria for their development.

Policy 1: Designate the entire parcel (APN 15-270-12) as Single Family Residential (SFR) (see Figure 4, Land Use Map).

Policy 2: Permitted uses for the Single Family Residential (SFR) designation include the following:

- a. Up to three single family residences on APN 15-270-12, prior to the final Tract Map recording. Once the final Tract Map records, one single family residence per parcel.
- b. Detached secondary residences shall not be permitted.
- c. Accessory buildings and uses customarily incidental to single family residential use, when located on the same lot and constructed simultaneously with or subsequent to the main building.
- d. Small domestic animals (e.g. dogs, cats, rabbits) for personal use.
- e. Horses and other large animals (i.e. cow, bull, mule, donkey, llama, pig, goat, sheep or similar sized animal) shall not be allowed.
- f. No other uses shall be allowed.

Policy 3: Site development standards for the Single Family Residential (SFR) land use designation shall be as follows:

- a. Building envelope: Building envelopes shall be designated for all parcels on the final tract map. The recorded map shall contain a notation restricting any habitable structures to those areas. Non-habitable structures and landscaping may be allowed outside of the building envelopes.
- b. Building Setbacks: 20 feet front, 10 feet side and rear on the 0.8 and 0.9 acre parcels; 30 feet on all sides for the 1.6 acre parcel in conformance with fire safe standards. If waived by CDF, 20 feet front, 10 feet side and rear will also apply for the 1.6 acre parcel.

Insert copy of Plot Plan with Land Use Designation of SFR indicated on it

Figure 4
Land Use Map

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- c. Alquist-Priolo Fault Hazard Zone Setbacks: 25 feet from both sides of the fault. No habitable structures shall be permitted within the setback, in conformance with the requirements of the Alquist-Priolo Act. Non-habitable structures may be allowed within the Fault Hazard Zone Setback. Fault zones and building envelopes shall be delineated on a separate map sheet recorded with the Final Parcel Map.
- d. Lot coverage: 40 percent maximum (including the building envelope) as allowed by the Mono County Zoning Code for the Single Family Residential District.
- e. Parking: Each residence shall provide three (3) parking spaces in conformance with the June Lake Area Plan. At a minimum, a covered two-car garage is required.
- f. Minimum living area: 1,600 square feet, including a covered garage.
- g. Building height shall not exceed 35 feet measured from grade. All heights shall be calculated from the average point of the highest and lowest points under the structure to the top of the structure.
- h. Design requirements: See Design policies.
- i. Fencing: See Design policies.

Policy 4: No further subdivision of any lot shall be permitted.

INFRASTRUCTURE (UTILITIES AND SERVICES)

Objective: Provide for the development of adequate facilities and services to serve the proposed development in a timely manner.

Policy 1: Each lot in the subdivision shall be connected to the water supply system.

Policy 2: Prior to approval of the final Tract map, the project proponents shall extend the water line from the main line in Leonard Avenue to the project site at their expense.

Policy 3: Prior to approval of the final Tract map, the project proponents shall provide the County with a "will-serve" letter from the June Lake Public Utility District (PUD) for water and sewer services, indicating that the PUD has adequate capacity to serve the proposed project.

Policy 4: The project shall provide a calculated fire flow of five hundred gallons per minute (500 gpm) at 20 pounds per square inch (20 psi) residual pressure for a duration of two hours at a fire hydrant installed within six hundred feet of the most distant part of any building. Prior to approval of the final Tract Map, the project proponents shall provide the County with a letter from the June Lake Fire Protection District (FPD) indicating the District's approval of the project's compliance with this requirement.

Policy 5: Each lot in the subdivision shall be connected to the sanitary sewer system.

- Policy 6: Prior to approval of the final Tract Map, the project proponents shall extend the sewer line from the main line in Leonard Avenue to the project site at their expense.
- Policy 7: The existing underground utility conduits (electricity, telephone, cable TV) shall be utilized.
- Policy 8: Prior to approval of the final Tract Map, the project proponents shall provide the County with a "will serve" letter from the June Lake Fire Protection District, indicating approval of the final map.
- Policy 9: Solid waste removal shall be the responsibility of individual parcel owners.
- Policy 10: Each residence shall be connected to the shared 500 gallon propane tank or each residence shall install an individual propane tank.
- Policy 11: As indicated in the project's C.C. & R.'s, snow removal and maintenance of the access road shall be the joint responsibility of all parcel owners.

DESIGN GUIDELINES

Objective: Minimize the project's potential visual impact.

- Policy 1: Minimize site disturbance by limiting building and landscaping outside of the designated building envelopes, driveways, and access road. Areas outside of those designated areas shall be maintained in their natural condition wherever possible.
- Policy 2: Outdoor lighting of individual residences shall be designed and maintained to minimize the effects of lighting on surrounding uses. Exterior lighting shall be limited to that necessary for health and safety purposes. High intensity outdoor lighting shall be avoided or shielded when possible.
- Policy 3: Where possible, siting of structures should avoid ridgelines.
- Policy 4: Design of roadways, driveways and structures shall minimize cut and fill.
- Policy 5: The proposed retaining wall for the driveway shall have a maximum height of 8 feet. The wall shall be constructed of gray masonry block or a similar material which blends in with the surrounding natural environment.
- Policy 6: The driveway and retaining wall shall be shielded from view by planting 10-15 gallon aspen trees on 10 foot centers for approximately 100 feet on the southeast side of the road across from the retaining wall. The trees shall be planted whether the retaining wall is built or a more gradual cut slope is utilized. The trees shall be planted as soon as possible after the driveway is finished. If an alternative access route is chosen, it shall be similarly shielded from view by planting 10-15 gallon aspen trees, or other indigenous trees such as junipers, on 10 foot centers where necessary to completely shield the driveway from view.
- Policy 7: The design, color and building materials for structures and fences shall harmonize with existing development in the area, the surrounding natural environment, and on-site topography. The following design guidelines shall apply to all development:

- a. Structural siting and design should be sensitive to the topography of individual lots.
- b. Roofs shall be non-reflective and shall be in a natural color and/or muted tones (e.g. tan, green, gray, gray-blue) and fire retardant materials.
- c. Windows shall be non-reflective.
- d. Use of indigenous rock shall be encouraged.
- e. Siding materials shall be in muted earth tones.
- f. Colors and materials for fences shall be muted and shall blend with the surrounding natural environment.

Policy 8: Fences or walls shall be permitted as long as they are not solid and do not obstruct the view of any owner or any owner's line of sight. All fences shall be constructed of materials which are aesthetically compatible with the area, such as a split-rail fence. Fences shall be a maximum height of five (5) feet.

Policy 9: Landscaping shall be used to minimize potential visual impacts resulting from development. The following landscaping guidelines shall apply to all development:

- a. The following elements shall be shielded using landscaping: *driveway* and retaining wall, propane tanks, structures.
- b. Xeriscape (drought-resistant planting) shall be encouraged.
- c. Use of native, indigenous species shall be encouraged.
- d. Drip irrigation systems shall be encouraged.

Policy 10: The common 500 gallon propane tank shall be shielded by a 6 foot tall wood fence on its north, west, and south sides. The fence shall be left in its natural condition or finished in a muted tone (e.g. tan, green).

Policy 11: Individual propane tanks installed on each parcel shall be shielded by fencing left in its natural condition or finished in a muted tone (e.g. tan, green).

NATURAL RESOURCE CONSERVATION

Objective: Conserve natural resources on-site to the greatest extent possible.

Policy 1: Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas.

Policy 2: Dogs shall be prohibited in the project area during construction activities.

Policy 3: Dust generated during construction shall be controlled through watering or other acceptable measures.

- Policy 4: Noise levels during construction shall be kept to a minimum by equipping all on-site equipment with noise attenuation equipment and by compliance with all requirements of the County's Noise Ordinance.
- Policy 5: Property owners shall refrain from clearing native vegetation, except as necessary for construction.
- Policy 6: Erosion control measures on disturbed areas shall include the use of netting or similar erosion control materials, the removal, stockpiling, and replacement of topsoil, and revegetation with a native seed mix and/or native plants.
- Policy 7: Revegetation shall occur as soon as possible following construction. Revegetated areas shall be monitored for a period of five years to ensure the success of the project and shall be replanted if necessary. Revegetated areas shall be irrigated as necessary to establish the plants.
- Policy 8: All woodburning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan.
- Policy 9: Design and construction of roadways, driveways and structures shall comply with all requirements of the Mono County Grading Ordinance (Chapter 13.08, Mono County Code) and the Lahontan Regional Water Quality Control Board.
- Policy 10: The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report is filed with the County Planning Department which identifies acceptable site mitigation measures.
- Policy 11: The project proponent shall submit a grading plan for all activities which exceed the maximum thresholds for exemption as specified in the County Grading Ordinance. The submittal shall:
- a) be prepared by an engineer registered in the State of California;
 - b) address all grading activities associated with the approved tentative map;
 - c) comply with applicable County Grading Ordinance requirements and/or any conditions imposed through the tentative map approval process;
 - d) be accompanied by an Erosion Control Plan prepared in conformance with the following:
 - 1) It shall be funded by the applicant.
 - 2) It shall be prepared by a qualified professional approved by the County.
 - 3) It shall assess the current water quality in the general project area.
 - 4) It shall assess the individual and cumulative drainage impacts associated with the proposed development.
 - 5) It shall include a quantification of potential runoff and sedimentation from erosion and address any potential sedimentation and/or contamination that could enter surface waters. It shall also provide calculations and mapping related to potential impacts on downstream properties.
 - 6) It shall recommend project alternatives and/or erosion control and drainage mitigation measures which address the feasibility of zero off-site discharge or, if not feasible, would serve to reduce or minimize project impacts to

levels which would satisfy June Lake Area Plan policies. Erosion control and drainage mitigation measures, recommended in the study and approved by the Public Works Department, shall be included in all grading plans submitted to the County for approval.

TRAFFIC AND CIRCULATION

Objective: Provide a safe and efficient circulation system.

Policy 1: The proposed driveway shall be designed and constructed with a 30 foot right-of-way, an 18 foot roadway, a hammerhead turnaround and grades of 14 percent and under. The access driveway shall be gravel surfaced and lined with a cobbled ditch as shown on the Preliminary Grading Plan (see Appendix C). Appropriately sized culverts shall be installed if necessary. The final driveway design shall be approved by the Department of Public Works prior to approval of the final Tract Map.

Policy 2: The driveway shall be designed and constructed to comply with the Fire Safe Standards (Chapter 19.26 of the Mono County Zoning Code).

Policy 3: Road maintenance and snow removal shall be the joint responsibility of the property owners.

Policy 4: The driveways linking individual parcels to the access road shall be designed and constructed to address applicable provisions of the June Lake Area Plan and the Mono County Fire Safe Standards (i.e. private driveways shall not exceed 15 percent grade, adequate snow storage shall be provided, and grades that may be dangerous in winter are discouraged).

PHASING

Objective: Develop the project in a manner that addresses infrastructure availability.

Policy 1: All infrastructure (road, utilities, sewer and water) and associated landscaping and revegetation shall be available or in the process of being constructed prior to development. If an alternative driveway alignment is selected, construction may begin if a legal temporary accessway is provided.

V. ENVIRONMENTAL ANALYSIS

PROJECT SCOPING

A Request for Comments was circulated in May and June, 1997. Comments were received from the following entities:

June Lake Fire Protection District;
June Lake Public Utility District.

A Notice of Preparation was circulated in January, 1998. Comments were received from the following entity:

Inyo National Forest, Lee Vining Ranger Station

Concerns raised in those letters are addressed in the following environmental analysis section.

ENVIRONMENTAL ANALYSIS

The discussion for each of the following topics includes these components:

1. Existing environmental setting.
2. Potential environmental impacts from the June Lake Highlands Specific Plan.
3. Proposed mitigation measures. Specific Plan (SP) policies (see Chapter IV) serve as mitigation measures for the project and are identified as follows:

LU = Land Use Policies	NRC = Natural Resource Conservation Policies
I = Infrastructure Policies	TC = Traffic and Circulation Policies
DG = Design Guidelines Policies	P = Phasing Policies

Other existing regulations which serve as mitigation measures are also identified.

GEOLOGY AND SOILS

Site Geology.

The project site is located on the top and southwest side of a major northwest-southeast trending ridge that separates June Lake from Gull Lake, specifically on a southwest trending erosional spur ridge. The ridge top, located on the project site, is crowned with a very hard, consistently resistant metamorphic outcrop in an isolated glacial bench-like configuration. The gently to moderately sloping lower portions of the project site are underlain by primary deposits of massive light gray glacial-kame deposits. These materials are weathered and excavatable in their upper six inches to three to four feet and very hard below that. Small boulders and gravel deposits (in places very heavy) occur throughout the glacial deposits. The glacial deposits are covered with slopewash soil, consisting of light to medium brown, silty fine to medium sand. Boulders to four feet in diameter are common in the slopewash. The slopewash is consistently overlain by a distinct, approximately one foot thick layer of topsoil composed of ash and pumaceous lapilli. (The above discussion is taken from: Sherman, David M. 1997. Seismic Study of 3.28 Acre Parcel 15-270-012.)

A fault occurs on the project site, running diagonally across the property from the northwest corner to the southeast corner (see Appendix C, Tentative Parcel Map). As a result, the project

site is located within an Alquist-Priolo Fault Hazard Zone. State mandated regulatory measures prevent the County from allowing structures designed for human occupancy in identified Fault Hazard Zones and require full geotechnical analysis for any proposed projects.

In conformance with Mono County General Plan policies, a fault hazard study was prepared for the site in order to locate existing faults, evaluate their historic activity and determine the level of risk they present to the proposed development. The report also recommends mitigation measures to reduce the risk to an acceptable level (see reports by GeoSoils, Inc.). In conformance with General Plan policies, a geologist reviewed the adequacy of that report (see Sherman, David M. 1997. Seismic Study of 3.28 Acre Parcel 15-270-012). These reports conclude that there is sufficient evidence of fault activity to require a structural setback and recommend the following setbacks: 25 feet from both sides of the fault, and 35 feet from the northeast side of the fault in the area identified as Trench 3 in the report by David Sherman. The Trench 3 area is in the middle of Parcel 3. No development other than the access road is proposed to the northeast side of the fault on Parcel 3; the 35 foot setback is not applicable.

Soils:

The sandy soils in the June Lake area are relatively fragile and are subject to erosion when disturbed by the removal of existing vegetative cover, vegetative litter, and surface rock fragments. The soil on-site is identified as Xeric Torripsamment, ashy with rock outcrops on 15 to 60 percent slopes. The depth to bedrock is less than 60 inches. The erosion hazard of the soil under existing condition is moderate to high; the erosion hazard of the soil when disturbed is high. The available water holding capacity to a depth of 60 inches or to bedrock (whichever is shallower) is 1.40 inches to 3.40 inches. The June Lake Master Environmental Assessment identifies this soil type as one which has a potentially high erosion rate but one in which potential impacts resulting from soil disturbance may be partially mitigated.

Potential Impacts and Mitigation

1. The project may increase the potential for impacts to structures and people from seismic hazards such as faulting or rockslides.

SP policies require a 25 foot setback from both sides of the fault. No habitable structures may be built within the setback zone (LU Policy 3).

Building Code Seismic Construction Standards regulate development.

Potential impacts are mitigated to a less than significant level.

2. The soil underlying the project, when disturbed, is potentially highly erodible which may result in potential visual impacts and impacts to air and water quality (during construction and long-term). Specifically, potential erosion of cut slopes may cause sedimentation on Skyline Drive and adjacent properties and concentration of runoff from the property may cause erosion of Skyline Drive.

Project has been designed to minimize site disturbance. Building and landscaping will be restricted to identified building envelopes on each parcel (DG Policy 1).

Cut and fill will be minimized (DG Policy 5).

Disturbed areas will be revegetated (NRC Policy 7).

Standard erosion control measures will be implemented during construction (required by County's Grading Ordinance) (NRC Policy 6).

SP contains policies requiring control of dust during construction (NRC Policy 3).

Long-term erosion control measures include a gravel surface driveway with grades of 14 percent or under to minimize surface runoff and a cobble lined drainage ditch along the driveway to channel potential runoff and to allow for greater infiltration of that runoff (TC Policy 1 and NRC Policy 11).

Potential impacts are mitigated to a less than significant level.

AIR QUALITY

The June Lake area is currently in compliance with federal and state air quality requirements as monitored by the Great Basin Unified Air Pollution Control District. The area does experience some inversions, primarily in winter, due to wide daily temperature variations. During inversions, emissions from wood burning devices may cause a temporary air quality disturbance. Soil information for the site indicates that site disturbance during construction may expose material that is highly susceptible to wind erosion.

Potential Impacts and Mitigation

1. The project would increase emissions from wood burning devices.
SP policies require EPA Phase II certified wood burning devices (NRC Policy 8).
Propane service will be available to each lot and may minimize the use of wood burning devices (I Policy 10).
Potential impacts are mitigated to a less than significant level.
2. The project would increase vehicle emissions.
Not a significant impact. Area is in compliance with federal and state standards and project traffic will not add a significant source of vehicle emissions.
3. The project may increase erosion impacts and contribute to a reduction in air quality.
See discussion under Geology and Soils: Potential Impact # 2.
Potential impacts are mitigated to a less than significant level.

WATER RESOURCES

Supply

Water will be provided by the June Lake Public Utility District (PUD). The District has stated that it has the capacity to serve the project but cannot meet the flows and volumes required for domestic use and fire protection. The June Lake Fire Protection District (FPD) is also concerned about this issue. As recommended by both the FPD and the PUD, the June Lake Highlands Specific Plan requires the project to provide a calculated fire flow of five hundred gallons per minute (500 gpm) at 20 pounds per square inch (20 psi) residual pressure for a duration of two hours at a fire hydrant installed within six hundred feet of the most distant part of any building, and requires access roads of adequate width and grade and with adequate turnarounds for fire apparatus (I Policy 4, TC Policy 1). The June Lake Highlands Specific Plan also requires the project proponents to extend the water line from the main line located in Leonard Avenue to the project site at their expense (I Policy 2).

Surface water

The project site lies on a slope above Gull Lake and existing on-site drainage is towards Gull Lake. There is existing single family residential development located between the project site and Gull Lake. The project has been designed to minimize runoff. The access road will be gravel instead of paved to minimize surface runoff and a cobble lined drainage ditch along the access road will channel potential runoff and allow for greater infiltration of that runoff.

Potential Impacts and Mitigation

1. The project may increase erosion and contribute to a decline in Gull Lake's water quality.

Project has been designed to minimize site disturbance. Building and landscaping will be restricted to identified building envelopes on each parcel (DG Policy 1).

Cut and fill will be minimized (DG Policy 5).

Disturbed areas will be revegetated (NRC Policy 7).

Standard erosion control measures will be implemented during construction (required by County's Grading Ordinance) (NRC Policy 6).

Long-term erosion control measures include a gravel surface driveway with grades of 14 percent or under to minimize surface runoff and a cobble lined drainage ditch along the driveway to channel potential runoff and to allow for greater infiltration of that runoff (TC Policy 1 and NRC Policy 11).

Potential impacts are mitigated to a less than significant level.

VEGETATION

Vegetation on-site and in the project vicinity is Sagebrush-Bitterbrush shrub with a few scattered Jeffrey pines (*Pinus jeffreyi*). The primary plant species within this community are great basin sagebrush (*Artemisia tridentata*) and antelope bitterbrush (*Purshia tridentata*). Other shrubs occur within the community, such as rabbitbrush (*Chrysothamnus decidoforus*), as well as several perennial and annual grasses and forbs. Sagebrush-Bitterbrush shrub is a common and widespread plant community type in the Eastern Sierra and Great Basin. It is not considered a sensitive vegetation type.

No rare or endangered plant species occur on-site. The June Lake Master Environmental Assessment identifies special status species thought to occur in the June Lake Planning Area, and notes that only one (the Mono Milk Vetch) is known to occur within the corridor of the Loop. On-site conditions are not conducive to its occurrence. In addition, the Environmental Assessment for the West Village Land Exchange (U.S.F.S., 1986) states that there are no threatened, endangered or sensitive plant species on site.

Potential Impacts and Mitigation

1. The project will result in the removal of native vegetation.

SP policies minimize site disturbance, including cut and fill for driveways, require revegetation of disturbed areas, and encourage the use of native/indigenous species for revegetation (DG Policies 5 and 10, NRC Policy 5).

In addition, the removal of native vegetation is not a significant impact because the habitat types on-site are abundant on a local and regional scale.

WILD LIFE

The Environmental Assessment for the West Village Land Exchange (U.S.F.S., 1986) states that there are no threatened, endangered or sensitive wildlife species on site. In addition, the June Lake Master Environmental Assessment and wildlife studies prepared by Tim Taylor [see June Mountain Deer Migration Study (1988) and Rodeo Grounds Wildlife Study (1987)] indicate that the project site is not within or adjacent to a mule deer migration corridor or holding area.

The habitat type on-site, Sagebrush-Bitterbrush shrub, is described in the previous section on Vegetation. The sagebrush community provides food and cover for a number of small mammals, rodents, and birds, as well as mule deer and coyotes. The rock outcrops on the project site may provide nesting and roosting habitat for a number of birds and small mammals.

Potential Impacts and Mitigation

1. The project will result in a loss of Sagebrush-Bitterbrush shrub habitat.
SP policies minimize site disturbance, including cut and fill for roadways, require revegetation of disturbed areas, and encourage the use of native/indigenous species for revegetation (DG Policies 5 and 10, NRC Policy 5).
In addition, the removal of native vegetation is not a significant impact because the habitat types on-site are abundant on a local and regional scale.

NOISE

Construction related noise impacts may cause some temporary disturbance. No noise impacts are anticipated from the single family residential uses. Specific plan policies direct that noise levels during construction be kept to a minimum by equipping all on-site equipment with noise attenuation equipment and by compliance with all requirements of the County's Noise Ordinance (NRC Policy 4). No significant impacts are anticipated.

LIGHT AND GLARE

The proposed subdivision will not have streetlights. Specific plan policies limit outdoor lighting at individual residences to that necessary for health and safety reasons and require that the lighting be designed and maintained to minimize the effects of lighting on surrounding uses (DG Policy 2). No significant impacts are anticipated. No mitigation is required.

LAND USE

The project site is currently undeveloped but shows signs of human use (e.g. trenching, litter). Development of the project site will result in the permanent transformation of 3.28 acres of Sagebrush-Bitterbrush shrub to a single family residential use. The loss of the Sagebrush-Bitterbrush habitat on-site is less than significant because this habitat type is abundant on a local and regional scale.

The proposed single family residential land use is consistent with the General Plan designation of Specific Plan and the Zoning District "Specific Plan". The proposed project density (approximately 1 dwelling unit per acre) is lower than surrounding residential uses and will result in fewer impacts to the environment and to public services than more dense development.

The proposed use is consistent with surrounding lands uses which include single family residential uses and undeveloped properties. No significant impacts are anticipated.

NATURAL RESOURCES

See the appropriate sections on Vegetation, Wild Life, Water Resources, Air Quality, and Visual Resources. The site does not contain wetlands, mineral deposits, or other natural resources not identified elsewhere in this analysis. No significant impacts are anticipated.

EXPOSURE TO RISK

June Lake Highlands SP/EIR

Potential fault hazards are discussed under Geology and Soils. No other exposure to natural or manmade risks is anticipated. The June Lake Master Environmental Assessment indicates that the site is not subject to rockslides, landslides, avalanche hazards, or flood hazards. Single family residential development will not result in the use or storage of hazardous materials or waste on-site, other than standard household materials. No significant impacts are anticipated.

HOUSING

The proposed development at buildout will provide 3 single family residences. Utilizing the 1990 Census figure of 2.51 persons per household in the unincorporated areas of Mono County, the development will eventually provide housing for 8 persons. The addition of housing stock in Mono County provides a positive benefit, since the limited amount of private land in the county severely limits the potential for additional housing. No significant impacts are anticipated.

TRANSPORTATION AND CIRCULATION

Access will be provided by a gravel surface driveway. Design and construction of the driveway will comply with June Lake Area Plan policies and with Fire Safe Standards for road access for fire equipment (TC Policies 1 and 2). The June Lake Area Plan requires new roadways to meet Mono County Road Standards where feasible (JLAP, Circulation Element, Objective A, Policy 3). Mono County Road Standards for June Lake include a minimum 60 foot right-of-way, a 26 foot wide area of pavement, a 30 foot wide roadway (pavement and shoulders), and 15 foot snow storage easements on both sides. The Plan allows for alternative road designs if construction to county standards is not feasible "... due to topography, physical constraints, lot size, or existing built areas..." (JLAP, Circulation Element, Objective A, Action 3.1). The Plan requires alternative designs to provide adequate emergency access and snow storage and requires the review and approval of all alternative roadway designs by the Department of Public Works (JLAP, Objective B, Action 1.1).

Due to topography, the proposed driveway will have a 30 foot right-of-way with an 18 foot roadway, a hammerhead turnaround and grades of 14 percent and under. The proposed driveway design conforms to Fire Safe Standards and provides adequate emergency access. Adequate snow storage areas are available on the property. A cobbled ditch will line the side of the driveway for drainage (see Appendix C, Preliminary Grading Plan). A retaining wall of gray masonry block is proposed for a 100 foot section of the driveway. The retaining wall will be a maximum of 8 feet high and is proposed as an alternative to a more gradual slope which would entail a greater amount of cut and fill (DG Policy 6). The final driveway design shall be approved by the Department of Public Works prior to approval of the final Tract Map.

The driveway will connect to an existing gravel and dirt road with a 40 foot road easement (Skyline Drive) which connects to Leonard Avenue (paved). Approximately 100 feet of Skyline Drive between its connection to Leonard Avenue and the project site are on another privately owned parcel. The project proponents have a prescriptive easement to this road. Specific Plan policies and C.C. & R.'s for the project specify that the property owners will be jointly responsible for snow removal and road maintenance (I Policy 11). Specific Plan policies also require three parking spaces for each residence, in conformance with June Lake Area Plan policies (LU Policy 3).

A potential alternative driveway to the project is proposed across National Forest lands to the east of the subject property. This alternative would join Skyline Drive to the east of the property

and run in a north-west direction across National Forest land and the subject property. The driveway would be constructed to the same standards as the previous alternative, but would require less earthwork. This alternative, however, would require an easement from the United States Forest Service and additional environmental review.

Potential traffic impacts from the project will be less than significant due to the small size of the proposed project. No significant impacts are anticipated.

COMMUNITY SERVICES AND FACILITIES

Fire Protection.

The project site is within the boundaries of the June Lake Fire Protection District which provides fire suppression services to the communities in the June Lake Loop. The Fire District also comments during the approval process for tract maps and is responsible for ensuring that the proposed development meets requirements for fire prevention and suppression (e.g. adequate road grades and turnaround areas, placement of fire hydrants, adequate fire flows and/or provision of water on-site for firefighting purposes).

Medical and Health Care.

The nearest major medical facility is Mammoth Hospital, located approximately 15 miles to the south in the Town of Mammoth Lakes. Emergency medical services for the June Lake area are provided by a paramedic unit based at the June Lake Fire Station.

Schools.

June Lake is part of the Eastern Sierra Unified School District. June Lake students are bussed to the Lee Vining Elementary School and High School facilities. Although Lee Vining schools are not overcrowded, other schools within the District are currently impacted, enabling the District to collect school mitigation fees from single family residences during the building permit process.

No significant impacts to community services and facilities are anticipated due to the small size of the proposed project.

ENERGY RESOURCES

Development of single family residences will not use substantial amounts of energy or fuels. New sources of energy will not be required as a result of this project. No significant impacts are anticipated.

UTILITIES

Water: Water services will be provided by the June Lake Public Utility District (PUD). SP policies require all lots to be connected to the water system and the project proponents to extend the water line from the water main line located in Leonard Avenue to the project site at their expense (I Policies 1, 2).

SP policies also require the project proponents to provide a calculated fire flow of five hundred gallons per minute at 20 pounds per square inch residual pressure for a duration of two hours at a fire hydrant located within 600 feet of the most distant part of any building (I Policy 4).

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Sewer: Sewer services will be provided by the June Lake Public Utility District. SP policies require all lots to be connected to the sewer system and the project proponents to extend the sewer line from the sewer main line located in Leonard Avenue to the project site at their expense (I Policies 5, 6).

Gas: A 500 gallon propane tank will be installed close to the junction of the three lots on Parcel 2 (see Appendix C, Preliminary Landscape Plan). The 10' x 30' area designated for the propane tank will be screened with a 6 foot high wood fence on its north, south and west boundaries. Two existing Jeffrey pines will also shield the area from the east and north. Underground distribution lines will run from the tank to the individual residences. Alternatively, the property owners may choose to install individual propane tanks on each parcel.

Electric: Electricity will be provided by Southern California Edison. SP policies require the existing underground utility conduits to be utilized (I Policy 7).

Phone/Cable: Underground utility conduits are already in place. Satellite dishes may also be installed.

Solid Waste Disposal: Individual property owners will be responsible for solid waste disposal.

In compliance with June Lake Area Plan policies, Specific Plan policies require "will-serve" letters from service providers prior to approval of the final tract map (I Policies 3, 8). No significant impacts are anticipated.

VISUAL RESOURCES

The area is currently in its natural condition, although some existing disturbance is visible throughout the site. Development will permanently transform the visual impression of the area from slopes of Sagebrush-Bitterbrush shrub topped by rock outcroppings to single family residential development.

Construction of the proposed driveway will result in substantial cut and fill and the construction of an 8 foot tall retaining wall approximately 100 feet in length. Shorter portions of retaining wall will occur along other portions of the driveway. Specific Plan policies require landscaping to shield the retaining wall and to minimize potential visual impacts resulting from its construction. Selection of an alternative driveway placement and design (as discussed in the Alternatives section at the end of this Chapter) would result in less cut and fill and with some alternatives no retaining wall. Alternative driveway designs would reduce potential visual impacts from the driveway.

Portions of the proposed project will be visible to varying degrees from surrounding areas, including Gull Lake, June Lake Village, Hwy. 158, and the June Lake Alternative Access Road. Figure 5, Site Photos, shows the site from various viewpoints. Potential visual impacts from each of these viewpoints will vary slightly depending on which alternative driveway placement is selected. Aside from Alternative 3--Redesigned Project B which would place the driveway on the western side of the property, all of the driveway alternatives would occur in the same general area in the southeastern portion of the property.

Figure 5A From Hwy. 158 near June Lake Village looking west to property

From the Village visual impacts would not be significant. Trees along Hwy. 158 between the Village and the Gull Lake Boat Ramp exit would obstruct views of the project. From the Village and from Hwy. 158, the project would appear as part of the overall background of development in the area.

Figure 5B From Hwy. 158 near Gull Road Junction looking west to property
From this vantage point, the property is somewhat screened by trees between Hwy. 158 and Gull Lake. The project would be visible but visual impacts would not be significant. Development on Parcel 3 would be most visible; development on Parcels 1 and 2 would be somewhat screened by trees. The driveway and retaining wall would be somewhat visible but would also be shielded by aspens planted along the southern edge of the driveway. Alternative driveway placements in the southwestern portion of the property would also be somewhat visible. Placement of the driveway to the west of the property would be less visible. The project would appear as an extension of the existing development along Leonard Avenue.

Figure 5C From Gull Lake Boat Ramp looking north to property
From Gull Lake Boat Ramp, the project would be visible but visual impacts would not be significant. Development on Parcel 3 would be most visible; development on Parcels 1 and 2 would be somewhat screened by trees. The driveway and retaining wall would be somewhat visible but would also be shielded by aspens planted along the southern edge of the driveway. Alternative driveway placements in the southwestern portion of the property or the western portion of the property would also be somewhat visible. The project would appear as an extension of the existing development along Leonard Avenue (southeast of the project site).

Figure 5D From June Lake Alternative Access Road looking east to property
The project site would be visible beyond the Interlaken Condominium development. Development on Parcels 2 and 3 would be most visible; development on Parcel 1 would be shielded by trees. The driveway would not be visible. Alternative driveway placements in the southwestern portion of the property would also not be visible. Alternative driveway placements in the western portion of the property would be visible. The proposed development would appear as an extension of the existing Interlaken development but impacts would not be significant due to the distance and the relative size of the proposed project compared to the existing Interlaken development.

Figure 5E From Leonard Avenue looking north to lower portions of the property
The property is located to the north of Skyline Drive in this photo. Skyline Drive is visible running across the center of the photo underneath the utility lines. Development on Parcel 3 would be most visible; development on Parcels 1 and 2 would be somewhat screened by trees. The driveway and retaining wall would be visible. To mitigate potential visual impacts resulting from the cut slopes and the retaining wall, the Specific Plan requires the project proponents to plant aspen trees along the south side of the access road as soon as possible after the road construction is completed and to maintain those trees until they are established. Other Specific Plan policies limit the height of the retaining wall and require the project proponents to minimize cut and fill. Alternative driveway placements in the southwestern portion of the property would be similarly visible while alternative driveway placements in the western portion of the property would not be visible. Specific Plan policies mitigate potential impacts to a less than significant level.

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June Lake Area Plan policies require projects to "emphasize the visual predominance of the natural environment by minimizing the visual impact of the built environment" (JLAP, Community Development Element, Community Design Policies, Objective B). These policies also require projects to "minimize the visual impacts of hill slope developments" (JLAP, Community Development Element, Community Design Policies, Objective B, Policy 3) and to "protect and enhance, where feasible, scenic vistas available from Highway 158 and other viewing areas" (JLAP, Community Development Element, Community Design Policies, Objective B, Policy 2).

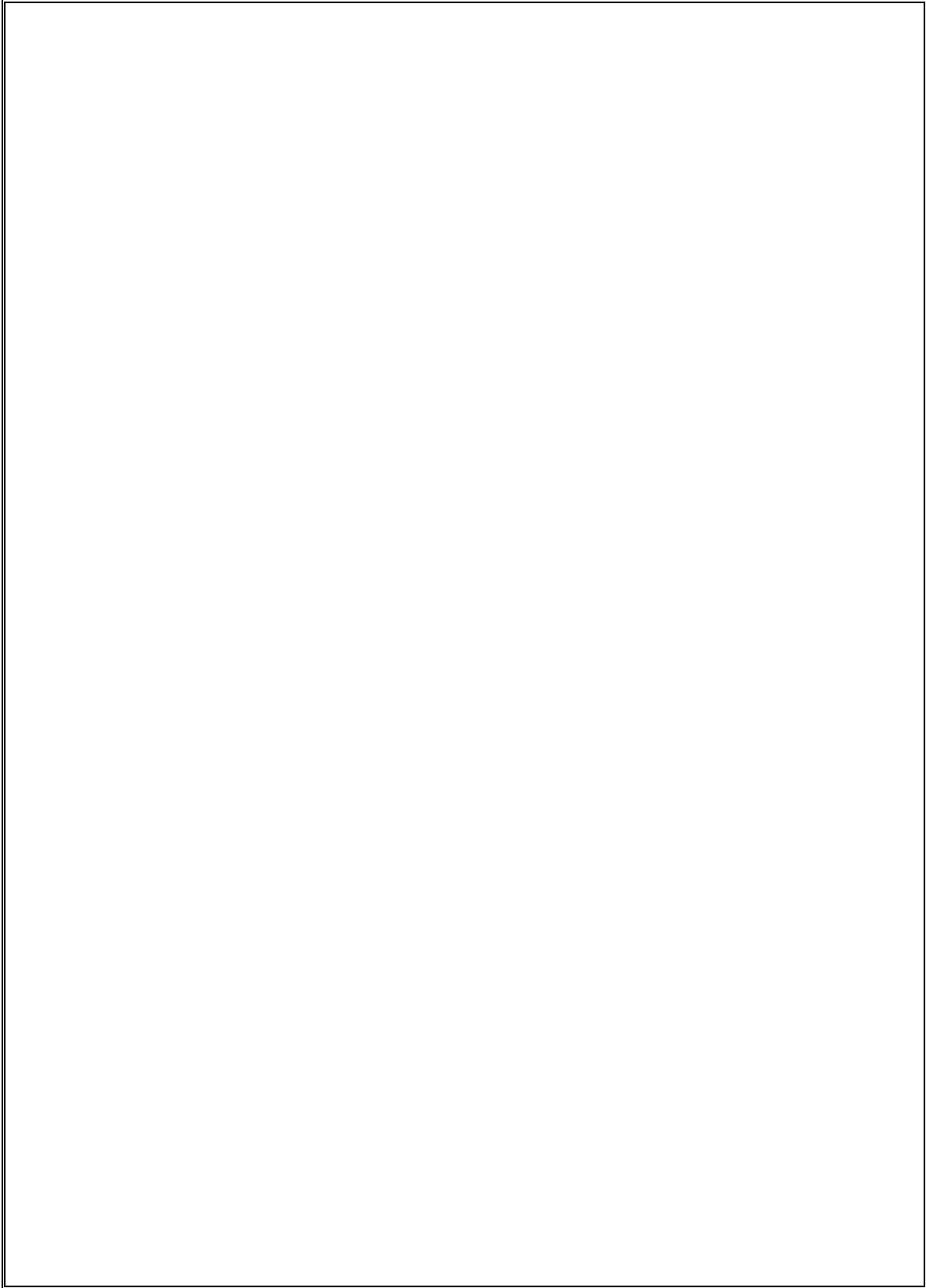
The project has been designed to avoid or minimize potential visual impacts resulting from development activities in compliance with the June Lake Area Plan policies noted above. The following design features of the Specific Plan will avoid potential visual impacts and will mitigate potential impacts to a less than significant level:

- All utility lines will be installed underground in conformance with Mono County General Plan policies and Zoning Code requirements (I Policy 7).
- The project will not have streetlights.

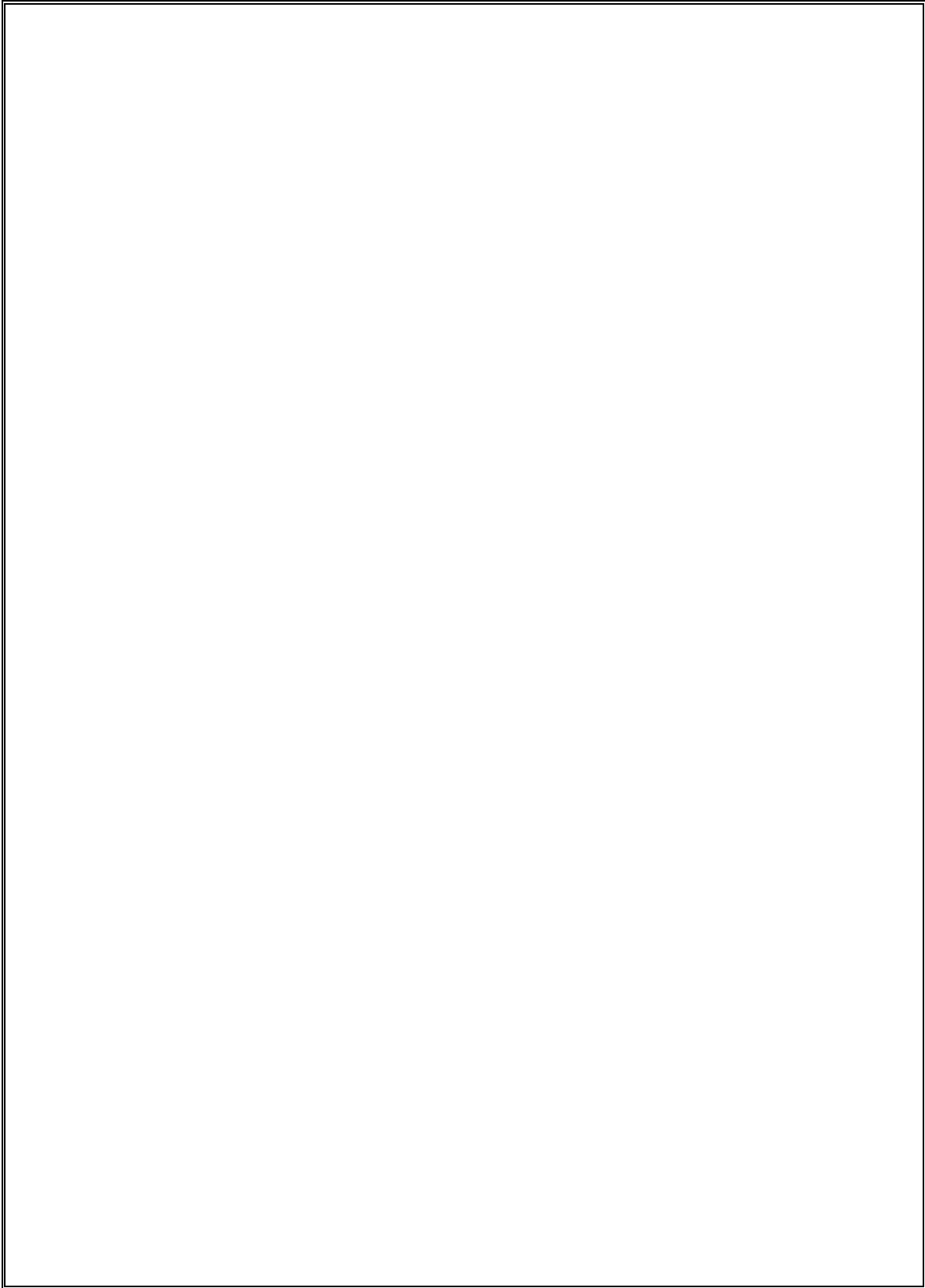
The following design features and policies of the Specific Plan will minimize potential visual impacts and will mitigate potential impacts to a less than significant level:

- Design guidelines in the Specific Plan minimize site disturbance by establishing building envelopes, minimize cut and fill for driveways and structures, require revegetation of disturbed areas, limit the height of development on or near ridgelines, discourage the siting of structures near ridgelines, require landscaping to screen development (including the retaining wall along the access road, the propane tank, and buildings), restrict outdoor lighting, require the use of building materials and colors which are in harmony with the surrounding landscape, and require the use of non-reflective materials (DG Policies 1-12).
- The Alternatives Section of this Plan discusses alternative driveway placements and designs which would further minimize potential visual impacts.
- The proposed development is adjacent to existing development in the area and will appear as an extension of that development.

The above design guidelines are consistent with General Plan and June Lake Area Plan policies pertaining to protecting the visual environment and ensuring that development is compatible with the surrounding community. The project has been designed to avoid or mitigate potential significant visual impacts. Uniformly applied development standards have been adopted which will substantially mitigate potential environmental effects.



Figures 5A and 5B -- Site Photos



Figures 5C and 5D -- Site Photos

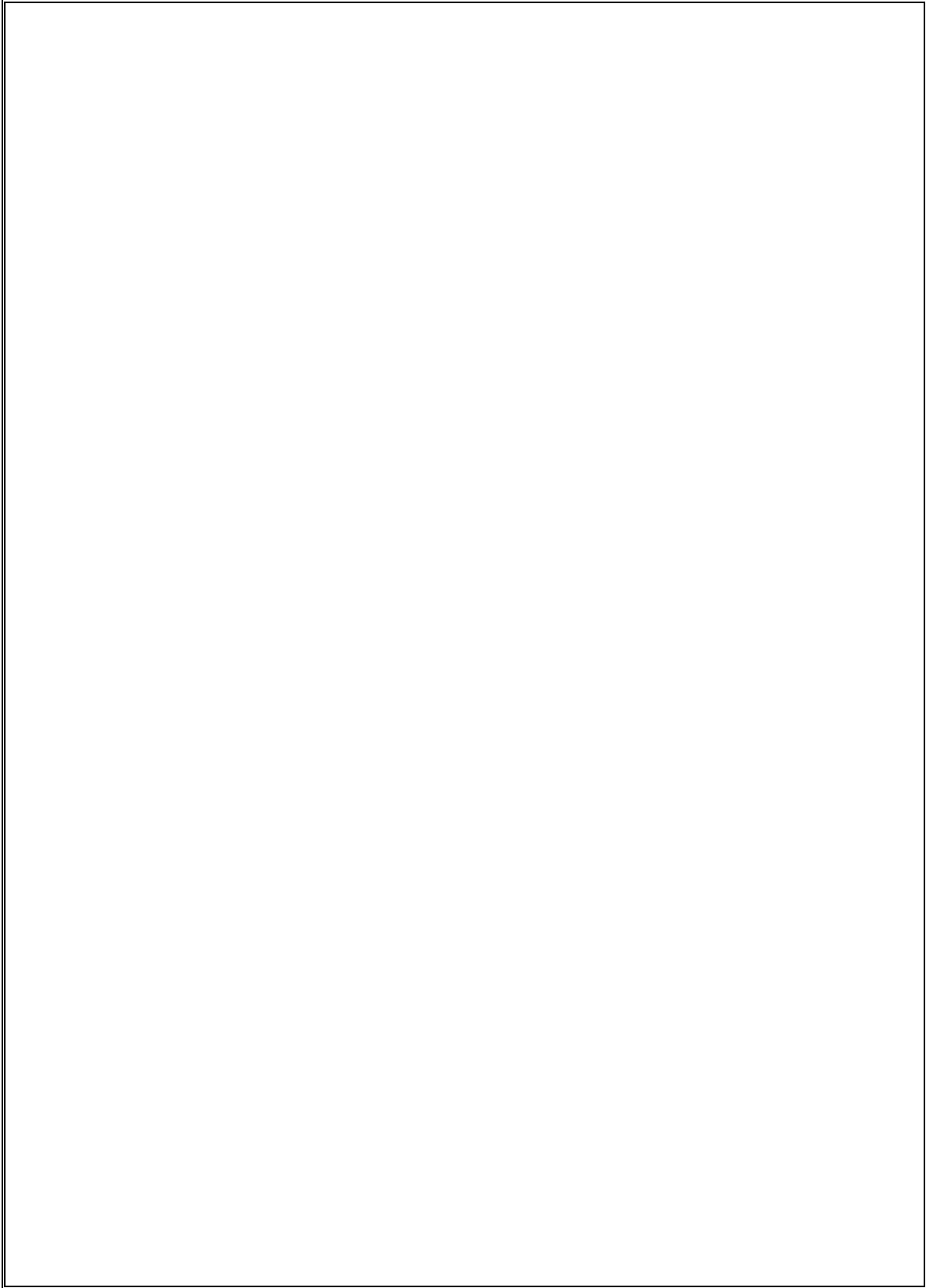


Figure 5E -- Site Photo

June Lake Highlands SP/EIR

RECREATION

Recreational facilities for the June Lake Community include June Lake and Gull Lake, the June Lake Community Center and Park, new ballfield facilities, and surrounding public lands. Provisions have been made to link the project to future trails in the June Lake area. Development of the project site will not impact any of those facilities. Due to the small size of the project, no significant impacts to recreational resources are anticipated.

CULTURAL RESOURCES

The Environmental Assessment for the West Village Land Exchange (U.S.F.S., 1986) states that there are no cultural resources on site. Specific Plan policies require the project proponents to stop work and conduct an archaeological study should cultural resources be discovered during earthwork activities (NRC Policy 10). No significant impacts are anticipated.

UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL IMPACTS

CEQA requires that an EIR identify significant adverse environmental impacts for which either no mitigation or only partial mitigation is feasible. All potential impacts associated with implementation of the June Lake Highlands Specific Plan have been mitigated to a less than significant level.

PROJECT ALTERNATIVES

CEQA requires the evaluation of a "range of reasonable alternatives to the project ... which could feasibly attain the basic objectives of the project" (Guidelines § 15126 (d)). The alternatives developed for the June Lake Highlands Specific Plan were evaluated based on their potential to fulfill the project goal to:

"provide three (3) separate parcels (including access and utilities) for construction of a single family residence on each parcel".

Alternative 1--No Project (Existing Conditions)

The project site would remain in its current undeveloped state. This alternative would have fewer potential environmental impacts than development alternatives, particularly on erosion and sedimentation, vegetation and visual resources. This alternative would not fulfill the project objective.

Alternative 2--Redesigned Project A

The project would be redesigned to reduce the amount of cut and fill needed for the proposed driveway by siting the proposed driveway on a more gradual slope, eliminating the need for a retaining wall or reducing the height of the retaining wall to a maximum of 4 feet, and reducing the proposed building envelope on Parcel 3. This alternative would reduce potential environmental impacts (particularly erosion and sedimentation, removal of vegetation, visual resources) by reducing cut and fill and eliminating the retaining wall. Additional landscaping (trees and shrubs) would be required to shield development and minimize impacts to visual resources. This alternative would fulfill the project objective.

Alternative 3--Redesigned Project B

The project would be redesigned to utilize an existing jeep trail as the access road to the property instead of constructing a new driveway. The jeep trail is shown as the "existing dirt road" on the Tentative Parcel Map (see Appendix C). Since this alternative would not disturb a currently undisturbed area with cut and fill slopes and would not require a retaining wall with a maximum height of 8 feet, this alternative would result in fewer potential environmental impacts than the proposed project, particularly on erosion and sedimentation, vegetation and visual resources. Additional landscaping (trees and shrubs) would be required to shield development and minimize impacts to visual resources. This alternative would fulfill the project objective.

Alternative 4--Proposed Project

The project would be developed as described elsewhere in this document. The project would meet the project objective as specified and also result in the environmental impacts described in this document. All potential impacts associated with implementation of the June Lake Highlands Specific Plan have been mitigated to a less than significant level.

Alternative 5--USFS Access Road

The project would be redesigned to access the property from the east on a roadway constructed across USFS land (see Figure 6). The proposed roadway would intersect with Skyline Drive near the proposed project's intersection and proceed in a north-easterly direction before turning back to the north-west and connecting with the upper section of the proposed driveway. This alternative would require cut slopes along Skyline Drive and cut and fill areas where the driveway turns from the north-east to the north-west. The maximum anticipated grade would be 10% and cut and fill slopes could be held to between 5 and 10 feet at a 1.5 to 1 horizontal to vertical slope. A retaining wall would not be required with this roadway design.

By reducing cut and fill and eliminating the retaining wall, this alternative would reduce potential environmental impacts, particularly impacts related to erosion and sedimentation, removal of vegetation, and visual resources. This alternative would fulfill the project objective, however it would require additional environmental review and clearance from the Forest Service.

ENVIRONMENTALLY SUPERIOR ALTERNATIVE

The Environmentally Superior Alternative is the No Project Alternative since it would not create any environmental impacts. The No Project Alternative would not fulfill the project objective and is therefore not an acceptable alternative. When the No Project Alternative is the environmentally superior alternative, CEQA Guidelines § 15126.d.4 requires the identification of an environmentally superior alternative from the remaining alternatives.

Aside from Alternative 1-No Project, the environmentally superior alternative would be Alternative 3--Redesigned Project B, since that alternative would result in the least amount of potential impacts. Alternative 3 may not be feasible because a roadway easement would need to be obtained from a private property owner. The owner has not been willing to grant a permanent easement across the property. The next best alternative would be Alternative 5--USFS Access Road. This alternative would require less earthwork than Alternative 2, the Redesigned Project A, and Alternative 4, the proposed project.

Figure 6 -- Alternative 5, USFS Access Road

IRREVERSIBLE ENVIRONMENTAL CHANGES

The EIR must identify the extent to which the proposed project's primary and secondary effects would commit nonrenewable resources to uses that future generations would be unable to retrieve. Implementation of policies and actions in the June Lake Highlands Specific Plan would result in the following irreversible changes:

- Reduction of natural habitat, although that habitat is abundant locally and regionally.
- Changes to existing visual environment.

GROWTH INDUCING IMPACTS

A project is considered to be growth inducing if it tends to directly foster or encourage population growth or, through economic growth, indirectly fosters population growth. Implementation of the June Lake Highlands Specific Plan will not produce growth inducing impacts, because the proposed project would be connected to existing sewer and water lines and would not require the construction of additional water storage facilities or water delivery systems. The project would also be accessed of an existing dirt road. Lastly, the June Lake Area Plan EIR analyzed the potential impacts of development in the West Village area based upon a density of 10 units per acre. The proposed project has a density of less than 1 unit per acre and would result in significantly less environmental impact than the development analyzed in the Area Plan EIR.

CUMULATIVE IMPACTS

Cumulative impacts are effects which may be individually insignificant but which when combined with one or more other effects become significant or increase or compound other environmental impacts. Implementation of the June Lake Highlands Specific Plan will not produce cumulative impacts since the subject property has been identified for development in the June Lake Area Plan and is adjacent to existing developed areas. The project also features a much lower density (less than 1 unit per acre) than the density (10 units per acre) analyzed in the June Lake Area Plan EIR.

The June Lake Area Plan EIR considered the full buildout of the West Village area along with the expansion of the June Mountain Ski Area. The cumulative impacts of the two projects were not significant in the Area Plan EIR, since the Ski Area expansion would generate the demand for more accommodations in the community than can currently be handled, and that the level of development specified in the Area Plan would help to offset the demands generated by the Ski Area expansion.

EFFECTS FOUND NOT TO BE SIGNIFICANT

All impacts associated with implementation of the June Lake Highlands Specific Plan have been mitigated to a less than significant level.

VI. MITIGATION MONITORING PROGRAM

The CEQA (PRC §21081.6) and the Mono County Environmental Handbook require the County to adopt, or make a condition of approval, a reporting and monitoring program to ensure compliance with project mitigation measures or conditions. A complete mitigation monitoring program is included in the following table.

VII. EIR COMMENTS & RESPONSE TO COMMENTS

PUBLIC REVIEW

The Draft **June Lake Highlands Specific Plan and EIR** was circulated for public review and agency review in late May and June, 1998; the state review period lasted from May 22 through June 29, 1998. Notices announcing the availability of the document were placed in local newspapers, posted in Mono County offices, and mailed to interested individuals. Local and federal agencies were mailed documents and the State Clearinghouse distributed copies to state agencies. Documents were available for public review at County libraries and at the Planning Department offices in Mammoth Lakes and Bridgeport.

Comments were received from the following entities:

California Department of Transportation, District 9, Bishop.
California State Water Quality Control Board, Lahontan Region, South Lake Tahoe.
Mono County Department of Public Works.

RESPONSE TO COMMENTS

Section 15088 of the CEQA Guidelines requires a lead agency to evaluate and respond to comments received on draft EIRs. Responses to comments may modify the analysis in the Draft EIR, address new project alternatives, correct factual information, or explain why no response is warranted.

The content of each of the comment letters is duplicated in this section. Responses to each comment are placed at the end of each letter in **bold print**.

CHANGES TO SP/EIR RESULTING FROM COMMENTS

Comments contained in the letters from Caltrans and the State Water Quality Control Board did not require any changes to the EIR. To address comments in the letter from Public Works, **the Final SP/EIR has been amended to ensure that all sections consistently indicate that the common access road shall be paved if the grade exceeds 10 percent. The following sections were amended:**

**Infrastructure Plan, Drainage and Access sections, p. 10; and
Environmental Analysis, Transportation/Circulation section, p. 25; and
Mitigation Monitoring Program, Transportation/Circulation section, MM # TC 1, p. 41.**

The document, with the changes noted above, constitutes the Final EIR and Specific Plan for the June Lake Highlands.

June Lake Highlands SP/EIR

STATE OF CALIFORNIA-BUSINESS ,TRANSPORTATION AND HOUSING AGENCY

DEPARTMENT OF TRANSPORTATION

District 9
500 South Main Street
BISHOP, CA 93514

May 28, 1998

Stephen Higa
P.O. Box 347
Mammoth Lakes, California 93546

June Lake Highlands Specific Plan & EIR

Thank you for the opportunity to review and comment on the June Lake Highlands Specific Plan and EIR. The impacts accumulated from a number of projects such as this can be significant and should be mitigated in some way; possibly the collection of developer fees. The county should be put on notice that if they continue to ignore these cumulative impacts, we may look to them for mitigation.

If you have any questions on this matter, please feel free to contact me.

Sincerely,

ROBERT J. RUHNKE, Chief
Office of Regional Planning

RJR:als
cc: SCH

Response:

Cumulative impacts for this project were considered in the environmental analysis for the June Lake Area Plan. As noted in the Draft EIR for this project, "Implementation of the June Lake Highlands Specific Plan will not produce cumulative impacts since the subject property has been identified for development in the June Lake Area Plan and is adjacent to existing developed areas. The project also features a much lower density (less than 1 unit per acre) than the density (10 units per acre) analyzed in the June Lake Area Plan EIR".

In addition, the completion of the June Lake Alternative Access road provides an additional access route to and from the project site and mitigates potential impacts to roadways in the June Lake Village area, particularly to S.R. 158.

**California Regional Water Quality Control Board
Lahontan Region**

Internet Address: <http://www.swrcb.ca.gov>
2501 Lake Tahoe Boulevard, South Lake Tahoe, California 96150
Phone (530) 542-5400 FAX (530) 544-2271

Peter M. Rooney
*Secretary for
Environmental
Protection*

Pete Wilson
Governor

July 1, 1998

Stephen Higa
Mono County Planning Department
P.O. Box 347
Mammoth Lakes, CA 93546

Dear Mr. Higa:

JUNE LAKES HIGHLANDS SPECIFIC PLAN EIR AND TENTATIVE TRACT MAPS 34-24 AND 34-54, MONO COUNTY

On May 18, 1998, we received a Notice of Preparation for the June Lake Highlands Specific Plan and Tentative Tract Map 34-24 draft EIR. On May 26, 1998, we received the draft EIR and Parcel Map 34-54.

1. Tract Map 34-24

It is our understanding that Tract Map 34-24 pertains to the proposed subdivision of a 13.47 acre parcel into 45 parcels measuring between 7,500 and 24,000 square feet.

From the submitted plans as well as observations at the site, it does not appear that there are any wetlands on the site. Therefore, our primary concern related to water quality is the fate of stormwater/snowmelt runoff from the site both during and following construction. We wish to ensure that any runoff leaving the site is properly treated prior to entering surface waters, including wetlands and ephemeral drainages.

We request that the project proponent provide us with plans identifying temporary and permanent Best Management Practices (BMPs) for these parcels as they are developed. The plans should include information regarding long-term monitoring/maintenance of all permanent runoff control/ treatment structures and any site stabilization/erosion control measures. In addition, because the total area of the parcel exceeds 5 acres, it is likely that development of this subdivision will be subject to the provisions of the General Construction Activity Storm Water Permit.

2. Tract Map 34-54

It is our understanding that Tract Map 34-54 pertains to the proposed subdivision of a 3.28 acre site into three lots measuring 0.8 acres, 0.9 acres, and 1.6 acres.

Mr. Steven Higa

This parcel is located on the same street with the same characteristics as the parcel identified in Tract Map 34-24. Therefore, our water quality concerns are the same as those noted above. Specifically, we would like to receive plans for temporary and permanent erosion control and runoff control/ treatment measures. In addition, we would like to receive a spill contingency plan for project construction.

3. June Lake Highlands Draft Specific Plan and EIR

We understand that this Plan and EIR pertain to the parcel identified in Tract Map 34-54. Upon review, we had the following comments:

a. Page 16, Policy 3

The document notes that dust generated during construction shall be controlled through watering or other acceptable measures. Please note that should any substance other than water be used for dust control, we request that a copy of the Material Safety Data Sheet (MSDS) and/or any information related to product ingredients be provided to the Regional Board for review/approval prior to product application at the site.

b. Page 16, Policy 6

The document notes that erosion control measures shall be used. As noted above, we would like to receive plans identifying proposed temporary and permanent erosion control measures.

c. Page 16, Policy 7

The document notes that site revegetation shall be monitored by the owner for a five year period to ensure the success of the project. How will this requirement be enforced? That is, will the County periodically visit the site to ensure that vegetation is being maintained?

d. Page 16, Policy 11

The document notes that a grading plan and Erosion Control Plan shall be submitted by the project proponent for "all activities which exceed the maximum thresholds for exemption as specified in the County Grading Ordinance". Is construction of a single family home likely to fall into this category? If any such plans are submitted for this project, we would like to receive copies.

Mr. Steven Higa

e. Page 21, *Surface water*

This paragraph notes that runoff from the access road will be directed to a cobble lined drainage ditch. Where will the ditch flow to? Will all runoff be contained on the parcel, or will any runoff flow off the parcel? Please note that, as mentioned above, any runoff from the site which enters surface waters, including wetlands and ephemeral drainages, must be adequately treated.

We look forward to receiving a copy of the draft EIR for Tract Map 34-24 and the final project conditions for Tract Map 34-54. Thank you for the opportunity to comment on these projects. If you have any questions or comments regarding this matter, please contact Diana Henriouille-Henry at (530) 542-5437 or me at (530) 542-5426.

Sincerely,

Dr. Ranjit S. Gill Chief
Southern Watersheds Unit

RSG/dhh c:\wpwin\jnlkhInd.ltr

Response:

This response pertains only to the June Lake Highlands Specific Plan and EIR and Tract Map 34-54.

- Item 1:** Not applicable.
- Item 2:** The Specific Plan and the Mono County Grading Ordinance require a Grading Permit for construction of the access road. The Grading Plan/Erosion Control Plan is part of the Grading Permit process. In addition, the Building Permit process also requires erosion control measures during construction. See Response to Item 3e for a discussion of long-term erosion control measures and the retention of runoff onsite.
- Item 3a:** Comment noted.
- Item 3b:** Comment noted.
- Item 3c:** The Mitigation Monitoring Program for the June Lake Highlands Specific Plan/EIR notes that the owner is responsible for implementing the requirement for revegetation and the County's Code Enforcement Officer is responsible for monitoring this requirement on an ongoing basis.
- Item 3d:** Comments noted. It is likely that a Grading Permit will be required for construction of the access road. The Grading Plan/Erosion Control Plan is part of the Grading Permit process.
- Item 3e:** The ditch flows alongside the proposed access road and ends at Skyline Drive. The parcel continues on the south side of Skyline Drive as shown on the Site Plan. It is anticipated that runoff from the ditch will disperse across the portion of the parcel which lies south of Skyline Drive and will not flow offsite.

Insert PW ltr of July 6--response should follow that letter

Response:

This letter addresses comments made in a previous letter. For comments pertaining to paving the road, see the response below to Standard 1A. For the comment pertaining to snow storage, see the response below to Standard 3. For the comment pertaining to fault zone delineation, see the response below to Standard 4.

The March 22, 1998, letter from the Mono County Department of Works referenced in the above letter is duplicated following this response. That letter contains six proposed improvement standards for the project, in lieu of Tentative Map Conditions. The Draft SP/EIR reflects changes made to address the comments in the March 22 letter.

Standard 1A: This is addressed in Transportation/Circulation Policy 1 in the Specific Plan.

In addition, the Final EIR has been amended to ensure that all sections consistently indicate that the common access road shall be paved if the grade exceeds 10 percent. The following sections were amended:

Infrastructure Plan, Drainage and Access sections, p. 10; and
Environmental Analysis, Transportation/Circulation section, p. 25; and
Mitigation Monitoring Program, Transportation/Circulation section, MM # TC 1, p. 41.

Standard 1B: This is addressed in Transportation/Circulation Policy 5 in the Specific Plan.

Standard 2: This is addressed in Transportation/Circulation Policy 6 in the Specific Plan.

Standard 3: This proposed standard pertains to snow storage. The June Lake Area Plan contains the following policy and action items:

"Ensure that adequate roadside snow storage areas are provided in the Village, West Village/Rodeo Grounds, Down Canyon, and Pine Cliff areas."

(June Lake Area Plan, Circulation Policies, Objective K, Policy 3)

"Acquire easements for snow storage in developing areas as a condition of development approval."

(June Lake Area Plan, Circulation Policies, Objective K, Action 3.1)

In compliance with Policy 3 stated above, the June Lake Highlands Specific Plan states that "Adequate snow storage areas shall be provided" (Transportation/Circulation Policy 4). Adequate snow storage areas are available on the subject property.

Standard 4: This is addressed in Land Use Policy 3c in the Specific Plan.

Standard 5: These comments are addressed in Natural Resource Conservation Policies 9 and 11 in the Specific Plan.

Standard 6: This is addressed in Infrastructure Policy 3 in the Specific Plan.

Insert PW ltr of March 22

VIII. REFERENCES AND PERSONS CONSULTED

References

- Boyle Engineering. 1983. **Master Water Plan: June Lake Public Utility District.**
- GeoSoils, Inc. April 16, 1990. **Geotechnical Review of Geologic, Soil and Seismic Conditions, Tentative Tract 34-11, 22 Unit Condominium Complex, Leonard Avenue, June Lake, California.**
- GeoSoils, Inc. June 11, 1990. **Geologic and Seismic Investigation, June Lake Highlands Property, June Lake, California.**
- GeoSoils, Inc. March 5, 1991. **Preliminary Geotechnical Report Conditions, Tentative Tract 34-22, 22 Unit Condominium Complex, Leonard Avenue, June Lake, California.**
- Mono County Local Agency Formation Commission. 1987. **June Lake Fire Protection District Sphere of Influence Report.**
- Mono County Local Agency Formation Commission. 1987. **June Lake Public Utility District Sphere of Influence Report.**
- Mono County Planning Department. 1991. **June Lake 2010: June Lake Area Plan.**
- Mono County Planning Department. 1991. **June Lake Area Plan Environmental Impact Report.**
- Mono County Planning Department. 1993. **Mono County General Plan.**
- Mono County Planning Department. 1993. **Mono County General Plan Environmental Impact Report.**
- Mono County Planning Department. 1993. **Mono County Master Environmental Assessment.**
- Sherman, David M. 1997. **Seismic Study of 3.28 Acre Parcel 15-270-012.**
- Taylor, Tim. 1988. **June Mountain Deer Migration Study.**
- Taylor, Tim. 1987. **Rodeo Grounds Wildlife Study.**
- Triad Engineering. 1988. **West Village Highlands Specific Plan.**
- U.S. Forest Service/Inyo National Forest. 1986. **Environmental Assessment, Decision Notice, and Finding of No Significant Impact. West Village Land Exchange.**

Persons Consulted

Bear Engineering. John Langford. Principal.

June Lake Fire Protection District. Richard L. Roberts. Chief.

June Lake Public Utility District. Mindy Pohlman. General Manager.

Mono County Planning Department. Stephen Higa. Senior Planner.

Mono County Public Works Department. John Beck. Assistant Director.

Mono County Public Works Department. Rich Boardman. Director.

U.S.F.S. Inyo National Forest. Rick Murray. Lands Assistant.

IX. APPENDIX A--NOTICE OF PREPARATION AND SCOPING LETTERS

Request for Comments.

Responses from:

June Lake Fire Protection District
June Lake Public Utility District

Notice of Preparation.

Responses from:

Inyo National Forest, Lee Vining Ranger Station

APPENDIX B--TECHNICAL STUDIES

1. Geotechnical and Soil Studies

Sherman, David M. 1997. **Seismic Study of 3.28 Acre Parcel 15-270-012.**

**APPENDIX C--TENTATIVE PARCEL MAP, LANDSCAPING PLAN,
AND GRADING PLAN**