

Scott Burns presented information on specific plans. A handout was provided with key information: listed important elements. Showed various specific plans that have been approved. And several proposed specific plans that have been submitted for review and approval.

Crowley Sally Miller presented information on the Planning Commission, its purpose, role, individuals and value of commission. Planning Commission review is an important tool, technical arm of the planning process. Role is to get the kinks out of the project and worked out before going to the Board. Disagreements over water, landscaping, consider public input and concerns. Projects are not a done deal when they get to the Commission. Much work can be done. Most votes are consensus. Few split votes and fewer negative votes. Work to make as much compromise as possible. Many issues are resolved. County goal is avoid litigation. Bodie Campgrounds. Much opposition from outside concerns about sprawl. No one worked to address concerns and there were a lot of opposition. Opponents sued and lost. Crowley Lake lots of mitigation, water problems, no litigation.

Battle of the experts. Information hashed out in courts but it was public opinion was important. People can find facts to fit their story. Better to work out issues on the front-end.

Treat all issues as legitimate. Be involved at the Planning Commission level.

Marshall Rudolph - County Counsel - His office is to provide legal analysis, not opinions.

Reviewed CEQA

CEQA has been around for a long time

Myths CEQA requires approval or denial. Wrong CEQA requires disclosure of environmental consequences to avoid or mitigate environmental consequences, informs the public of the impact of the project.

Not all project require CEQA analysis. Building permits are statutory exempt.

The whole of a project must be reviewed. It can't be broken down into pieces

Who is lead agency? Generally the agency with the broadest responsibility.

Federal agencies must follow NEPA.

Projects that are both Federal and local a combines CEQA/NEPA for review.

Local agencies under CEQA are allowed to use NEPA documents. Not the reverse.

A preliminary report is completed to determine if a project qualifies under CEQA. Next is a EIR.

If no evidence of impact there is a negative declaration. If minor adjust can be made there is a mitigated negative declaration.

If there is an impact then full disclosure of environment impact is completed. Looks at possible mitigation measures along with performance standards regarding the mitigation.

Meaningful discussion on reasonable measures to mitigate impacts. CEQA sets the floor not the ceiling on scoping. It doesn't have exhaustive, disagreements can occur, resolution is not required. Final document goes to board for certification. Find that it is acceptable. Other consideration can be used to approve the project for example economics. Goal is to do CEQA correctly. County has excellent planning staff and legal counsel.

Question peter what is the time frame for doing an CEQA review? It depends on the project. There are specific time frames required within law - permit streamlining laws.

Context - What about other approved project? About a year and doing well.

Ron questions what is shelf life if a project is phased? All phases are approved at the same time. Developer No CEQA requirement that carries on. Peter some developers use a program EIR. CEQA

encourages people not to reinvent the wheel. Use existing environmental documents and create a supplemental EIR

In a specific plan - 10 acres of buildable what does the 10 acres mean? At the time of the original exchange there was thinking that the Rodeo grounds would be a staging area. Planning looked at the land and used other planning areas as a model ie mammoth lakes and 10 units was a reasonable because it is similar to other densities in June Lake. 1/2 of site is developable. Use concentrated development. USFS was at the table and were concerned and avoided meadows, views and sensitive areas.

Department of Real Estate disclosure documents How does disclosure work when June Lake is considering closing In a subdivision there are two levels. Local and State. Local is subdivision land act ie appropriate with local land use planning. At State level they are concerned about protecting buyer regarding real estate and the county has no role in. County may be involved with local improvements report but not protecting buyers.

Peter There have been important needs in the community for improvements? What is the counties feeling about Development Agreements? Yes there has been one. It has not been asked about yet.

Development Agreements are approved by state law. It authorizes the agency to enter into an agreement. For the agency more things can be asked of the developer. It is a contract. For the developer if they get the approvals the DA locks in the agreements.

A specific plan belongs to the agencies therefore the developer is at risk since the plan can be changed at any time. Land use regulation change from time to time. New fees maybe added or increased.

Vikki brought forward an idea that a DA could be used to ensure that at the well \$210,000.

Paul - Intrawest  
Handout

Asked last week to look at village as one story project.  
First looked at single storey 250 unit development. Not possible  
Concept B - Second look was at 2 story. 266 units it barely fit  
Original Concept A is 60 - 65 feet. It is close, consolidated and lose village concepts. Original concept of 500 feet and 22,000 square of

commercial is short of community interest. To achieve more it is necessary to go higher. Trees are an important element in a project. Concept A works to preserve trees.

Ron - how has density increased on the site above 500 units? Paul he has been hearing more density throughout the meetings. For example June Mountain needs more than 500 warm beds to make financing work.

2.9 people per unit. If you use the declining JL economy. Use 5 person per unit you will exceed

Does plan exceed 2610 laid out in Area Plan? Response the area plan is not set in stone.

What is the type of units in the village? Multiple sizes based on Concept A

Ron what did people see while on tour of Rodeo Grounds? It was a surprise that balloons could not be seen from many locations on the Rodeo Ground.

Connie Black  
June Lake Economic Corporation  
Power Point Presentation

Can census bureau do an intermediate population study? There is a debate about the exact number. Throw out subjective numbers and use only census numbers from 1990 and 2000 census information.

\$54,000 is average income for JL resident

Ron link between mid week impact and new jobs. Loss if business, average income of \$54,000. Increasing skier visits will not change the fact about seasonal employee salaries.

2.1A growing and affluent second homeowner market is not being addressed. Connie agrees. We need to attract these new service businesses. It needs to be brought forward.

Ron to produce a written report on second homeowner economics.

Vikki wrap up of walk through from last week.

Ron all information is overstated by 20% by MMSA for June Mountain. It is a mistake to translate the numbers as fact. If you drop the numbers by 20% views of the numbers will change.

There will be period of 5 to 10 years to build facilities. The skier visits will