INTRODUCTION

I. PLANNING HISTORY

Community-oriented planning in June Lake Loop began approximately 15 years ago with the adoption of the 1974 June Lake General Plan. The Plan, generally a policy-oriented document, sought to balance the expansion of the Loop's recreational and community facilities with the Loop's scenic beauty. To date, the 1974 plan still provides the community's development guidelines. In 1982, the County modified the plan's land use standards by increasing land use densities in the West Village, Village and Down Canyon areas. This change triggered other activities that eventually led to this updated version of the June Lake Area Plan.

The updated plan will replace the existing 1974 June Lake General Plan.

II. LEGAL AUTHORITY

State law (Government Code Section 65300) requires every city and county to develop and adopt "a comprehensive long-term General Plan for the physical development" of the community/county. Mono County has adopted the Mono County General Plan to satisfy the requirement. The Mono County General Plan, however, is necessarily broad and provides only general direction for development countywide. Recognizing the limitations of the county General Plan, the Board of Supervisors adopted the 1974 June Lake General Plan.

General plans contain policies designed to guide physical development.

Though titled a General Plan, the 1974 June Lake Plan is actually an Area Plan for the June Lake community. Area plans further refine county General Plan policies to address the needs of a particular community. An Area Plan must be internally consistent with the county General Plan, but need not address all of the General Plan issues required by Government Code Section 65302, as long as the county General Plan satisfies these requirements. An Area Plan is adopted in the same manner as a General Plan, with noticed public hearings before both the county Planning Commission and the Board of Supervisors.

Area plans allow communities to refine countywide General Plan policies to meet specific local conditions.

III. THE PLANNING AREA

Government Code Section 65300, in addition to mandating the preparation of general plans for specific jurisdictions, also calls for plans to include "any land outside its boundaries which in the planning agency's judgment bears relation to its planning." Under this authority, the June Lake Area Plan establishes a planning area that stretches from the Town of Mammoth Lakes planning area's northern boundary to the southern boundary of the Mono Basin Scenic Area. Minarets Wilderness Area forms the western boundary, while the east is bounded by the southwest boundary

of the Mono Basin Scenic Area and U.S. 395 (see Figure 2). The planning area encompasses recreational areas located near the June Lake Loop. Only Walker Lake provides backcountry fishing opportunities in the planning area, but numerous other lakes such as Parker, Agnew, Gem and Alger are accessed through the area. Lower Rush Creek along with Walker and Parker creeks could provide additional fishing opportunities. Winter activities include snowmobiling areas east of U.S. 395 near the south June Lake junction and cross country skiing near Hartley Springs. In addition, the Hartley Springs area may be developed as an alpine ski area that would connect with the existing June Mountain Ski Area.

The Area Plan concentrates primarily on the private and developed public lands contained in the June Lake Loop and on pockets of private land within the planning area. Public lands outside the June Lake Loop managed by the U.S. Forest Service (USFS) were considered, but judged to be outside the focus of the Area Plan. The USFS management prescriptions contained in the Inyo National Forest's Land and Resource Management Plan (1988) will apply to those lands.

Area Plan policies pertain primarily to private lands in and around the Loop.

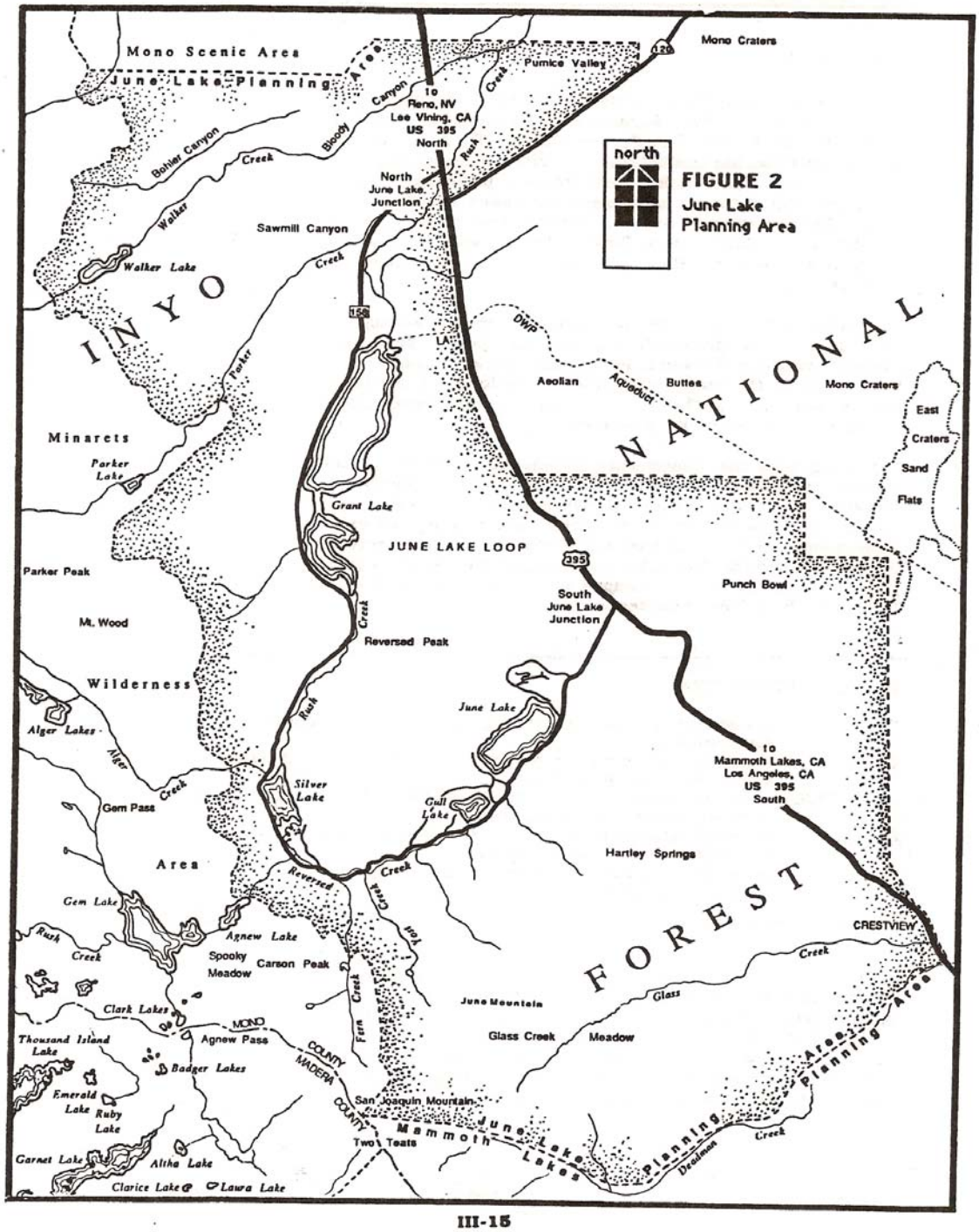
IV. THE UPDATE PROCESS

The County and June Lake Community have cooperated in revising the Area Plan. Planning efforts began in 1985 with appointment of a June Lake Citizens Advisory Committee (CAC) by the Board of Supervisors. The CAC was charged with overseeing the plan's preparation and providing public input. In 1986 a report, entitled the June Lake Residence Survey and Visitors Sample, was prepared by the Citizens Advisory Committee and the Mono County Planning Department; this report provides much of the information used to generate the policies in the updated plan. Other surveys conducted and/or used in formulating this document included a motel survey of winter and summer visitors, a USFS campground survey, and a CAC visual resources survey. Technical field studies and other reference materials were also used.

The Area Plan was developed under the guidance of the June Lake Citizens Advisory Committee.

Besides assisting in data collection, the June Lake CAC held numerous meetings to discuss and formulate the plan's goals and policies. County Planning Department staff and a consultant retained to prepare an initial draft, facilitated the process and provided technical input and direction. Representatives from federal, state and local agencies also provided input. As a result, the document is primarily the product of CAC efforts, with guidance and technical assistance from the County.

Figure 2: June Lake Planning Area



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V. FORMAT

The June Lake Area Plan consists of six policy chapters that address six of the seven General Plan Elements mandated by state law (Government Code Section 65302). The Area Plan does not discuss noise, the omitted state-mandated element, because at present, June Lake lacks noise-related problems. Issues associated with noise are addressed in the Mono County General Plan. Other sections, such as the housing chapter, act to supplement the county General Plan elements and may rely on county General Plan policies to meet planning law requirements.

The Area Plan identifies problems or issues facing the community and proposes subsequent policy measures. Interrelationships between issues and policy measures are highlighted by the numbers in parentheses following objectives, policies and actions. The numbers refer to the associated issues identified at the beginning of each section.

Beginning with the Community Development Element, each chapter opens with an introduction and summary that briefly overviews applicable state law requirements. Specific issues, based on information from the Master Environmental Assessment, are then summarized briefly. The goals, objectives, policies and actions that follow are designed not only to confront current issues, but also to anticipate and prevent future problems. Table 1 briefly defines these terms:

TABLE 1: DEFINITIONS

ISSUE:	A summary of concerns, problems or potentials facing the community.
GOAL:	A general, long-term purpose or end toward which the County and community will strive.
OBJECTIVE:	A specific statement of desired future conditions, which support broader, ultimate goals.
Policy:	A specific statement of principal or of guiding action designed to achieve the goals and objectives.
Action:	A specific program or strategy designed to support and implement policies.

As the table points out, the policies and actions form the implementation programs, while the goals and objectives provide long-term guidance. Community needs and desires are translated into goals and objectives, which in turn are followed by policy and action measures. Policies and actions identify measures and agencies responsible for working toward the desired ends identified by the goals and objectives.

VI. USING THE DOCUMENT

The overlapping nature and the complexity of problems facing June Lake require that the policy statements interrelate and complement each other. Fulfilling this requirement and avoiding redundancy often requires cross-referencing between the document's separate elements. In general, the land use section of the Community Development Element provides the most complete information by identifying development constraints and calling for specific land use intensities. It also provides references to other elements when more specific policies are necessary.

MAPS, TABLES AND FIGURES

Maps, tables and figures, in general, play a secondary role as they help illustrate the policy statements provided in the text. Their primary purpose is to complement the policy statements by conveying information in an easily understandable manner. In some instances, however, such as the land use maps, strict state guidelines apply. These guidelines, for example, require maps to define the specific use and the land use intensity of parcels.

VII. ADMINISTERING THE AREA PLAN

Once adopted, the June Lake Area Plan will be used as the foundation for future land use decisions made by the Planning Department, Planning Commission and Board of Supervisors. The Loop's Citizens Advisory Committee may also provide input. The County must ensure that proposed projects in June Lake conform to the Area and countywide General Plan, the Zoning Code and other local, state and federal laws. In most instances, the Planning Commission and Board of Supervisors, through the public hearing process, will have the final decision-making authority.

The Area Plan will be the foundation for future land use decisions of planning staff, the Planning Commission and Board of Supervisors.

To ensure that the Area Plan remains applicable to the changing conditions of the community, the Planning Department will review the plan annually and present a status report to the Planning Commission and Board of Supervisors. The Board of Supervisors, the Planning Commission, and property owners may initiate changes to the plan through the General Plan Amendment process. State law prohibits the County from amending the plan more than four times a year.

The Planning Department will also annually review and initiate necessary supplements/revisions to the accompanying Master Environmental Assessment. Yearly reviews will consist of reviewing and incorporating new environmental information into the MEA. It is intended that the MEA continue serving as an up-to-date reference for general environmental information for the June Lake area.