

Notes from the July 19, 2006 June Lake Coalition meeting held at the June Lake Community Center.

Nat Greenberg presentation on the County's Geographic Information System.

Used Snowcreek in Mammoth Lakes 1,2,3 and 5 as an example in his analysis.

Gross acreage is represented, including unbuildable areas. Does not include right of ways.

Snowflower condo 88 units on 6 ac

Juniper 173 on 5.1 acres 33.9 units per acre

Specific plan area targets 10 units per acre - a guideline. Density can change

Higher density can be achieved because of overall larger area used in calculating density

Juniper springs is 5 stories - 70 - 75 feet

The Village at Mammoth is 308 units on 5.7 acres 54 units per acre. Commercial uses converted to units

Edgewater

Heidelberg 24 units per acres 25 units on 1.05 acres

Question: Al asked Vikki if she was trying to correlate development with the local economy? Response: Yes. The economy and development are integrated. Communities grow or decline based on all elements in the economy including development.

Question: Ron – is there anyway to translate units into occupancy? Response: Peter indicated the Town of Mammoth Lakes is working on it through the question through its finance department. Combined with TOT it could be helpful to understand the full picture of the relationship between the number of units for rent and the occupancy in town. In Mammoth Lakes, MMSA minimum occupancy is 64 - 66 percent. Juniper 80% rental - 45%, village is 45 - 50% occupancy overall year round Snowcreek probably 25- 30 % owner occupied remainder 20 - 30 % occupied

June lake 60+% goal is 70% occupancy. Seasons is always a challenge summer is difficult.  
POAT (persons at one time) what does it mean? Lot of debate and analysis. Comfortable carrying capacity.

Mammoth has an stakeholder group working on this - try to work on consistent occupancy.

Build the product that works like a hotel and residents club for consistent occupancy

Can you build an economy not around holidays. But not around peak periods. Agree there is a comfortable carrying capacity.

193 developed acres built now.

1104 parcels without USFS total acres is 540 acres, under 500 undeveloped lots plus rodeo grounds is 1000 due to 2 lots

Is Rodeo grounds one lot? Showing up as two lots, split by the road.

What about Ronci property. 2 lots probably 14 acres

Carrying capacity includes an analysis of developmental design and build out strategy including water,

Most of the June Lake corridor is private property.

Rob owns about 4 acres of commercial in the village area. Some mixed use. At 1.6 acres

In the Meadow by the new elevator house is about 2

7.5 to 8 units in the village area.

161 commercial

Various properties in down canyon Ronci's property is 1.9 acres

Specific plan areas left for planning is Ronci and rodeo grounds to be zones

T shaped property, north and west of rodeo grounds is under design at 5.5 acres. They will present information when we do the site visit.

Start at parking lot at June.

Rumor that rodeo is going back to 900 units

Overall density of current village 118 developed out of 193. 25.7 acres 20+25+12 additional units to 1.4 acres +.6+1 = 33 acres, 250 units including the hotels / 30 acres = 8.6 units in village with mixed use.

Al Heirich - carrying capacity of loop. Too difficult  
Power point presentation  
Decided to do water

Red flag variations in presentation.

Documented vision statement

Dramatic increase in growth will ruin June lake

Significant growth will cause adverse effects

Local planning may deny permit if water is not available or adequate

Cover all the major issues now not wait until later. Work the

Are these in the scoping documents? Larry says yes. Letter sent to Scott Burns

Disconcerting Statements are red flags

1991 statement speaks to June lake area plan EIR gull lake contamination

Down canyon continues to be a problem.

Water rights have been removed now.

LA DWP is the senior rights holder only above 666 of June Lake Water Rights. There is a bench for June Lake.

June lake water is used now for treatment plant

Tests now on rodeo grounds show 200 gpm.

June Lake does not qualify for urban water demand. There will never be 3000 connections. SB 610 is being analyzed by the County. Mindy is not sure.

Major increase in population could be problem for water consumption.

Wells being drilled are exploratory. Further work needs to be studied to determine if ground water is available.

Al says flowing ground water is considered surface water. Under water falls under ground water. They have to prove there is no negative effect on surface water report.

For the past 10 years Gull lake has been down 4 feet.

We should agree to not draw off June Lake

Match needs to be done between model 3 year with actual historical data. We need to link these two.

Intrawest is trying to avoid pulling water from June Lake.

We don't know net decrease in Water due to evaporation.

Concerns about village system 1999 master water plan. Boyle engineering. Water tank and Fire hydrants have been installed.

Ecologic data is 945 gpd is strange

Build out chart. There are so many discrepancies that it does not have a good sense. Many improvements have been done but it is inconsistent. Numbers do not meet the sanity test.

Al wants to work as a team to develop the model.

Vikki Difference between demand and overall usage. Ecologic uses a trend analysis based on a monthly basis.

Mindy says the data has changed based on what she was told. 1983 JL was using 2X as much water then today.

Anyway for water study look at individual use?

What are the assumptions?

Recommendations Chart

Ron what is the status of the water study relative to EIR?