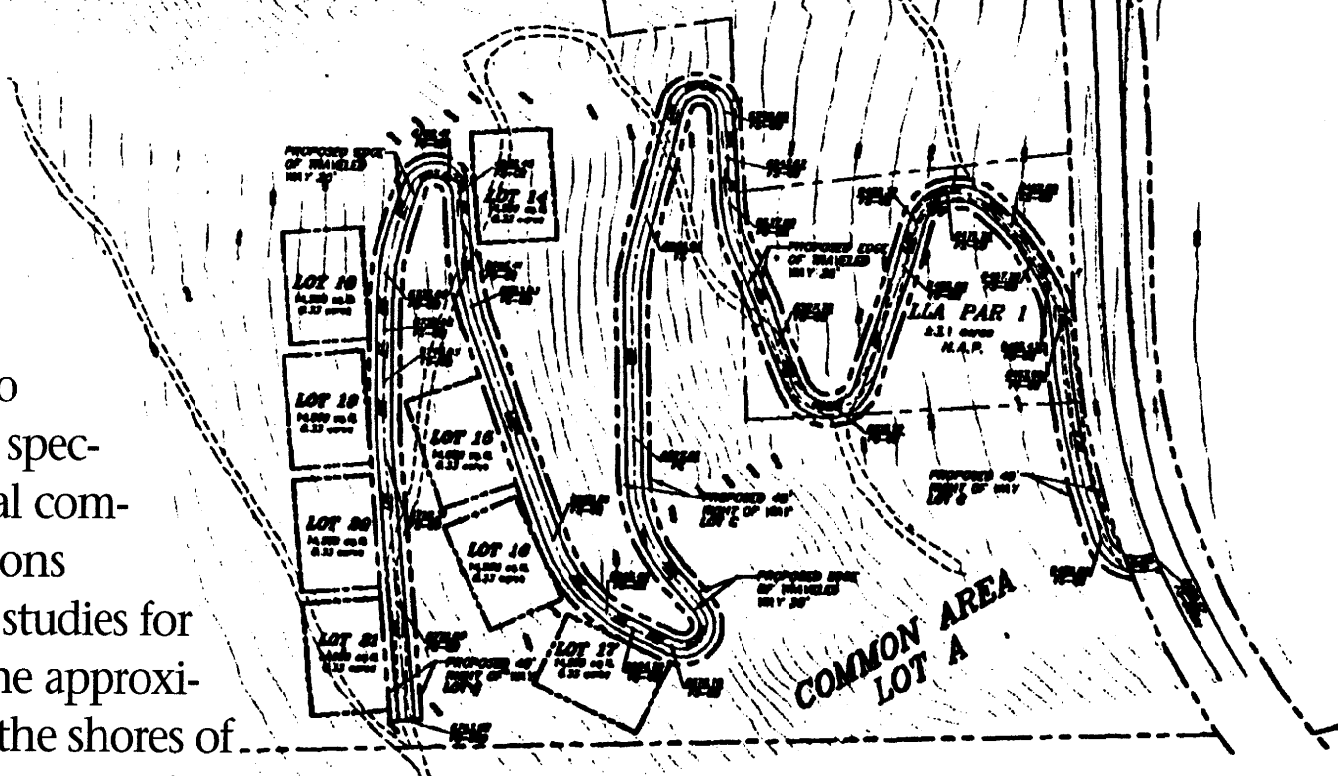


Environmental studies have been completed for what is destined to be the Eastern Sierra's "most spectacular and private residential community." No adverse conditions have been reported in those studies for the proposed subdivision. The approximately 120 acres of land on the shores of and overlooking Mono Lake is named La Ventana and is proposed to be parceled into 24 clustered residential lots that will provide unmatched panoramic views, privacy and access to almost endless amounts of mostly untouched forest and wilderness areas.

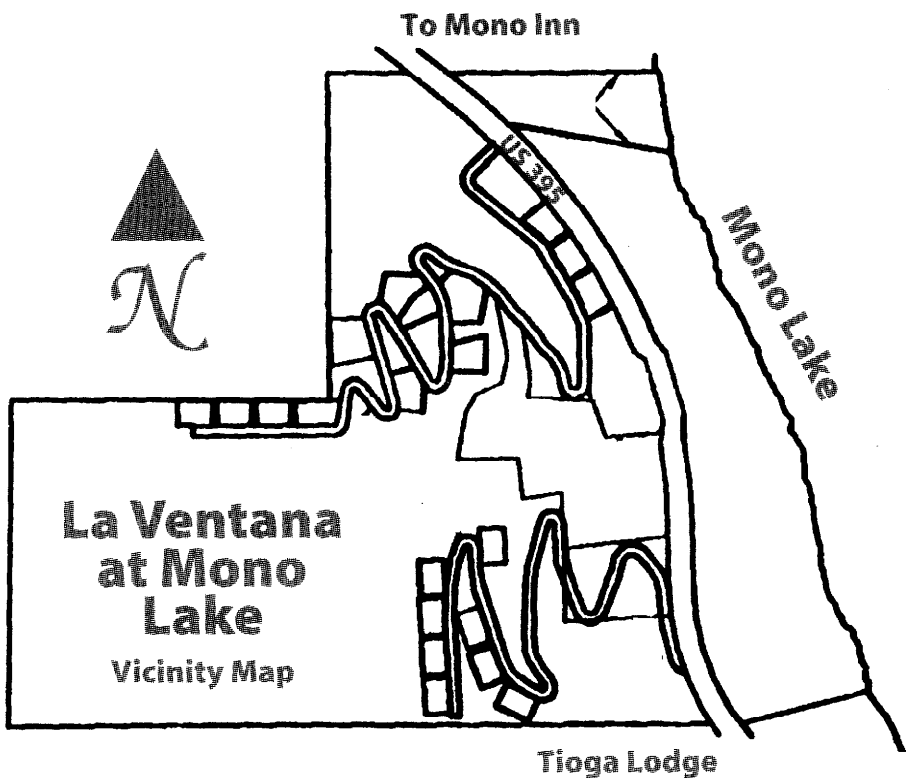
The completion of the environmental studies commissioned by the Mono County Planning Department allows the Environmental Impact



La Ventana Cliff Notes:

- 120 acres of land
- On the shores overlooking Mono Lake
- To be 24 clustered residential lots
- Unmatched panoramic views and privacy
- Access to almost endless amounts of mostly untouched forest and wilderness areas.

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Report and the tentative map process to move forward. The property, which is located between the commercial developments of the Tioga Lodge to the south and the shrimp plant and the Mono Inn to the north, is owned by William and Robin Cunningham of Santa Cruz. The Cunninghams are the owners and developers of a very ecologically sensitive residential subdivision in the redwood forests of the Santa Cruz mountains known as Redwood Meadows Ranch.

“My family has owned the property at Mono Lake since the 1930s when they owned the resort at Tioga Lodge, which was substantially larger than it is today. We have always wanted to do something special and unique with this property, and now is the time. The property affords views from the upper benches of the Lake and all of the surrounding geology that are simply stunning. Clustering the home sites on these benches will help preserve the year-round creek and all of the fabulous natural vegetation that thrives on the property,” said

**National
forest
surrounds
three sides.**

Bill Cunningham recently while standing near the aspen grove at the south end of the property.

“And with the proposed home sites located away from the Lake and the highway, the visual impacts will be minimal. My dream is that when people drive by on US 395 all they will see is the entry statement to the subdivision and some of the vegetation enhancements, maybe some ponds. The existing house and outbuilding will be long gone,” he said.

With the key environmental studies completed; botanical, biologic, geologic, and archeological, local engineer David Laverty and his staff can start the fine-tuning process for the site map and the county can hire out the consultants to complete the EIR. The proposal will then go to the County Planning Commission and the Board of Supervisors for approvals. The lots in the proposed residential- community are envisioned to have a pretty high price tag, which would generate valuable property tax for the county.

Local real estate broker Paul Oster has been part of the development team for the past two years and has tested the

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waters for the marketability of these unique lots, ‘The people that I have talked to about these potential lots get very excited, and it is really amazing the cross section of people who have expressed interest. Many of the affluent out-of-the-area Mono Lake Committee supporters have expressed interest in owning and developing incredible homes at this location. One potential client asked if a heli-pad could be constructed,” said Oster.

After walking the site with Cunningham, one of the county planning staff members said “The day you put these lots on the market there will be

a line of cars all the way back to Lee Vining.”

The proposed subdivision is utilizing a contemporary theory in subdivision design on environmentally sensitive pieces of land. This property could be zoned for nearly 50 lots, but the alternative is to reduce the numbers of lots, cluster those lots on smaller parcels with dedicated, pre-graded building sites, and leave plenty of natural area around the home sites that would remain as undisturbed common area. By pre-determining the building sites and utilizing the natural topography, the homes can be placed closer together but won't be visible from one another.

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“By designing the subdivision in this manner, we can protect the most valuable natural resources on the property; the creek, the aspen groves, the ancient trees, the intense areas of wildflowers, etc., and still end up with private home sites that will have commanding views of the Lake and have excellent solar exposure. La Ventana will be one of the most incredible residential communities on the west coast!” said Cunningham.

One of the appeals of the property are the recreational opportunities afforded by it. The property has immediate access to Mono Lake for kayaking and other activities. National forest surrounds the other three sides of the property for hiking, biking or just walking the dogs. With the volume of birds that migrate through the area, the bird watching potential is unbelievable.

According to Oster, another attractive feature of this future neighborhood is not only the restaurants and markets that are now only a few minutes away, but the improved access to both June Lake and Mammoth Lakes. “The newly completed four-lane divided highway section between June Lake and Lee Vining has made this area easier and safer to travel, making a trip from this property into one of those towns a far more enjoyable experience,” he said. RET

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