

TIOGA COMMUNITY HOUSING PROJECT FINAL SUBSEQUENT EIR

MONO COUNTY BOARD OF SUPERVISORS MEETING

13 OCTOBER 2020

Project files located at:

<https://monocounty.ca.gov/planning/page/tioga-inn-specific-plan-seir>

OVERVIEW

At 6 August 2020 meeting, the Board of Supervisors asked staff to develop additional information on a focused set of topics including (a) modifications to the 'Alternative 7 Hybrid Plan,' (b) development of a Landscape Concept Plan and Landscape Berm Concept Plan to demonstrate implementation of the visual analysis, and (3) further information to clarify the relationship between proposed grading and required infrastructure for each phase of project development. Each is briefly summarized below:

- **LAYOUT:** Building layout has been refined for each of the three project phases, and it has been clarified that the project building permit application must be deemed "substantially compliant" with the Concept Site Plan and with the Design Criteria outlined in Mitigation Measure AES 5.12(a,b-1). Phasing information now includes:
 - **PHASE 1:** High level of detail and certainty regarding unit locations, orientation, layout and style.
 - **PHASE 2:** Moderate level of detail and certainty regarding unit locations, orientation, layout and style.
 - **PHASE 3:** Lowest level of detail and certainty regarding unit locations, orientation, layout and style.
- **LANDSCAPING:** A new Landscape Concept Plan has been prepared by Bob Weiland of Weiland Design Group, Inc., a specialist in landscape architecture and design. The Plan identifies the number, size, location and species of trees to be planted on the project site, and is specifically designed to assure comprehensive screening of project elements from offsite locations including South Tufa, Navy Beach, and US 395. The timing of the plantings, and monitoring to assure plant establishment and survival, are outlined in Mitigation Measure 5.12(a,b-2)(Visual Screening & Landscaping).
- **GRADING:** The relationship between grading and required infrastructure for each phase of project development has been outlined in additional detail.

As further directed by the Board of Supervisors, the project development team and staff met with Supervisor Gardner on 10 August 2020 to clarify the desired level of detail in the site plan. Results of that meeting have been incorporated into the modified plans, as discussed in this presentation.

LEVEL OF DETAIL AND SUBSTANTIAL COMPLIANCE

A question was raised during the August Board Meeting concerning the level of detail in a Specific Plan document, and also seeking clarification of the requirement that a project be in 'Substantial Compliance' with specific plan standards and implementation measures. Please see "Expectation of Level of Detail in Specific Plan Site Plans" at <https://monocounty.ca.gov/planning/page/tioga-inn-specific-plan-seir>.

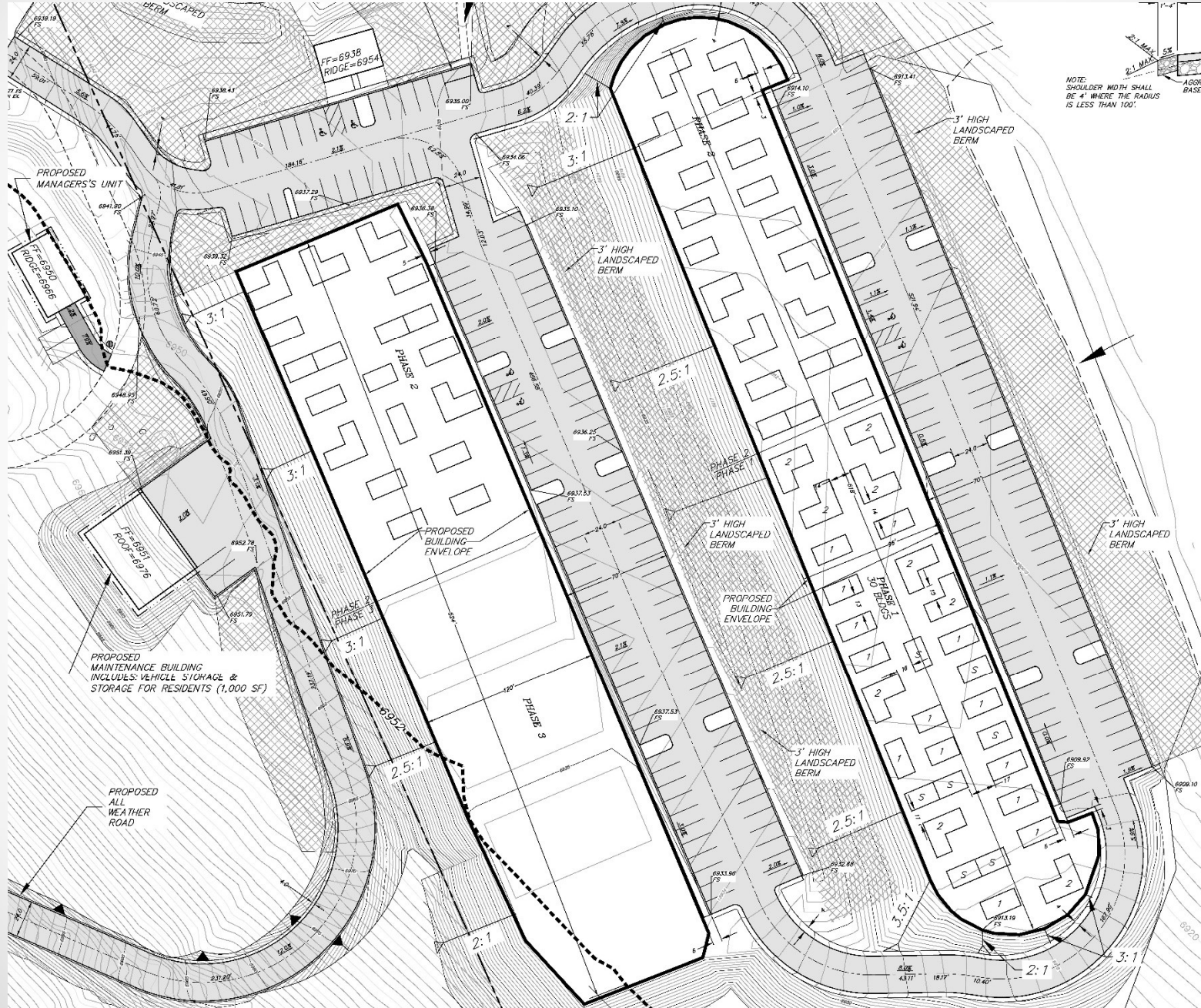
GENERAL PLANS. In the hierarchy of planning documents, the General Plan governs all, and is followed by:

- **SPECIFIC PLANS:** in Mono County, used to establish overall General Plan land use designations, based on development standards set in other General Plan chapters and at a level of detail that is typically found in zoning codes
 - **Zoning Code & Ordinances:** establishes permitted uses, lot sizes/coverage, building heights, parking, lighting etc.). Because Mono County integrates Zoning into the General Plan, use designations (including Zoning Code specifics & other regulations) are set forth in chapters specifying development standards
 - **Tract and Parcel Maps**
 - **Conditional Use Permits, Director Review Permits:** generally not required for Specific Plans since level of SP detail includes compliance determination and public comment
 - **Building Permits:** granted ministerially, if regulations are met; no public comment

SPECIFIC PLAN SITE PLAN: A Specific Plan Site Plan can be similar to a tract map site plan and includes enough detail to locate structures on the property (e.g., building envelopes and setbacks). The exact placement of buildings is then determined at the building permit stage. A recent example of this approach is Rock Creek Canyon, which had unique biological and water resource issues that constrained the location and design of future buildings. Building envelopes and setbacks were established to address the identified constraints.

SUBSTANTIAL COMPLIANCE: The Planning Division requires that all Specific Plans, parcel/tract maps and use permits be in 'Substantial Compliance' with the Site Plan. Construction locations and specifications must be shown in the building permit application, and must be consistent with the governing planning documents. For Rock Creek Canyon, the Planning Division required the Site Plan to show the exact placement of structures inside the building envelopes, and to demonstrate compliance with all development standards. The Building Permit was issued only when staff verified that these requirements were met.

ALTERNATIVE 7 CONCEPT SITE PLAN



ALTERNATIVE 7 CONCEPT SITE PLAN PHASE 1 DETAILS

- Phase 1 comprises the 30 units that would, in the absence of screening, be least visible from offsite locations.
- The 30 Phase I units consist entirely of small units including studios, 1-bedroom units, and 2-bedroom units. Most of the units will be designed as individual stand-alone, detached units.
- A small percentage of units are likely to be two-unit attached duplex structures.
- The layout, mix & orientation of units in Phase 1 will be substantially compliant with the Alternative 7 Concept Site Plan.
- All units would be separated by a minimum 10-foot setback, and all units would be connected to the adjacent parking area by a sidewalk.

ALTERNATIVE 7 CONCEPT SITE PLAN PHASE 2 DETAILS

- PHASE 2 consists of 40 units. Roughly half (about 20 units) would be on the lower-elevation eastern row, and half on the higher elevation western row. Phase 2 units have mid-level visibility: without screening, these units would be slightly more visible from offsite locations than the Phase 1 units.
- Phase 2 units consist of studios, 1-bedroom and 2-bedroom units with approximately 52 bedrooms, plus one Manager's unit with 3 bedrooms.
- As with Phase 1, most of the Phase 2 units are in stand-alone unattached cabins; a small number of the studio units would be designed as two-unit attached structures.
- All buildings have a minimum 10-foot separation distance, and all units are connected to the adjacent parking area by a sidewalk.

ALTERNATIVE 7 CONCEPT SITE PLAN

PHASE 3 DETAILS

- PHASE 3 consists of up to 30 units located at the south end of the housing complex, on the higher-elevation western row. Without screening, the Phase 3 units would have the highest level of visibility from offsite locations.
- The housing unit type, layout and orientation of the 30 Phase 3 units remains flexible, allowing future construction of individual units, multi-unit structures, or a mix of both.
- The final design of Phase 3 units will be determined in response to housing demands in Phases 1 and 2, and in response to the demographic characteristics of future tenants.
- Demographic research suggests that compared with current workers, the future workforce will be older, more educated, and with more females, but a declining share of mothers with young children, increasing numbers of unmarried individuals, and more racially and ethnically diverse than the current workforce.
- If these trends materialize, it is possible that the 3-bedroom units will not be in demand. Flexibility in design and layout will enable the final phase of project units to respond to changing tenant needs.
- In all cases, however, the Phase 3 unit total will not exceed 30 units, and the overall project will not exceed 150 bedrooms.

ALTERNATIVE 7 CONCEPT SITE PLAN

COMMON ELEMENTS OF PHASES 1-3

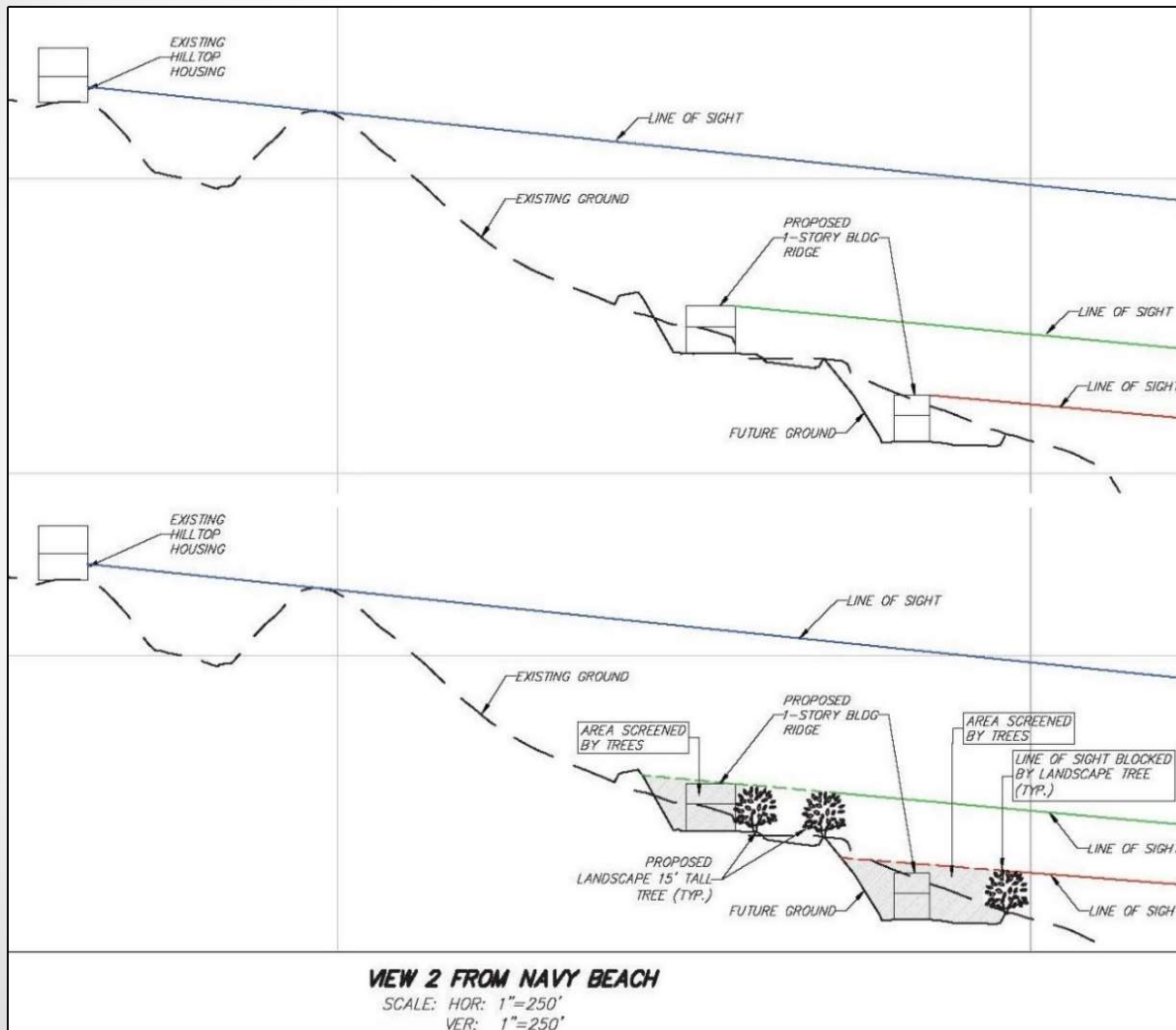
- All units in Phases 1, 2 & 3 will comply with California Building Code requirements in effect at the time the building permit is submitted.
- To accommodate the individual-unit design, unit sizes have been reduced by about 20% from sizes discussed in the EIR. As now proposed, the studio units would be approximately 220 square feet (sf), the 1-bedroom units about 288 sf, and the 2-bedroom units about 388 sf.
- Building permit construction documents must be deemed by CDD to be “in substantial compliance” with the Concept Site Plan during plan check review. CDD notes that changes in layout between the planning phase and construction document phase are not uncommon. Such changes are typically due to practical building and/or engineering considerations, developer preferences, cost efficiencies and similar factors. As a result, the “substantial compliance” evaluation is standard practice. In addition to substantial compliance, the CDD will evaluate the building permit application for compliance with all Specific Plan conditions and all CEQA mitigation measures.
- Mitigation Measure AES 5.12(a,b-1)(Design Criteria) defines the conditions that must be met to ensure that the site plan design complies with CEQA Mitigations and Specific Plan conditions.

MODIFIED MITIGATION MEASURE AES 5.12(a,b-1)(Design Criteria): To be consistent with requirements of Tioga Inn Specific Plan Amendment #3, all housing structures within the residential complex must at a minimum conform to the following five criteria:

- *LIMITS OF CONSTRUCTION: All Community Housing residential structures, whether attached or detached units, must be located within the building envelope indicated on the Alternative 7 Concept Site Plan except for the manager’s unit, which is located outside of the building envelope to the west.*
- *MAXIMUM HEIGHTS: All Community Housing residential structures shall be of single-story construction with a maximum roof height not to exceed 16 feet.*
- *NUMBER OF UNITS & BEDROOMS: As previously stated in the project description, the Community Housing complex shall not contain more than 100 residential units, and the residential units shall not contain more than 150 bedrooms, including the manager’s unit, and shall conform to the phasing plan.*
- *SCREENING LANDSCAPING: Screening landscaping shall be provided consistent with the Landscape Concept Plan developed by Weiland Design Group Inc., dated 9-8-20. The Landscape Concept Plan was developed to be consistent with (a) Mitigation Measure AES 5.12(a,b-2) (Visual Screening & Landscaping) and (b) the Conceptual Landscaping standards outlined in FSEIR/DSEIR Specific Plan Table 4-12.*
- *VISIBILITY OF RESIDENTIAL UNITS AND STRUCTURES: All structures and units within the Community Housing complex shall be within the sight lines and visibility cones depicted in the CEQA visual analysis. (shown on next slide)*

VISUAL ANALYSIS

From 6 August meeting materials (staff report Attachment 5)

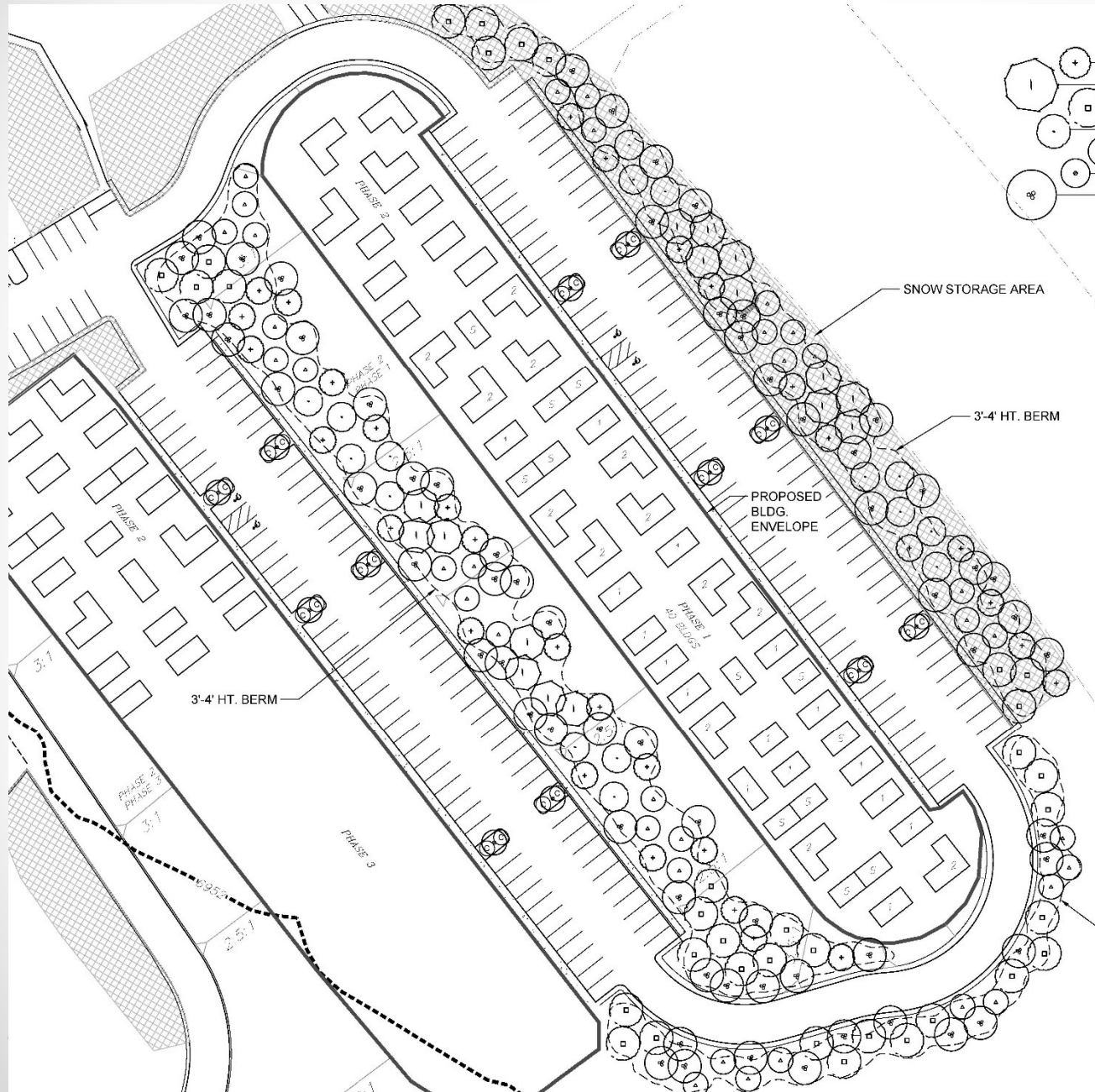


View of Alternative 7 and Hilltop Housing

From Navy Beach & S. Tuva Water Line

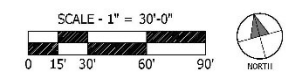
- Without screening, the existing Hilltop Housing is as visible as proposed project
- Screening by 16' trees in proposed project is expected to eliminate visibility of walls, windows, and roofs
- Proposed project screening is more robust than current landscaping around existing Hilltop Housing

TREE SCREENING PLAN



PLANT LEGEND			
TREES			
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
(+)	BETULA PENDULA / WHITE BIRCH	30'-40" TALL x 15'-20" WIDE	24" BOX 31
(S)	PINUS FLEXILIS / LIMBER PINE	MIN. 13' TALL	16
(S)	30'-50" TALL x 15'-25" WIDE		
(S)	PINUS NIGRA / AUSTRIAN PINE	MIN. 13' TALL	34
(S)	40'-60" TALL x 15'-25" WIDE		
(S)	PINUS PONDEROSA / PONDEROSA PINE	MIN. 13' TALL	16
(S)	50'-100" TALL x 25'-30" WIDE		
(S)	PICEA P. 'DARK GREEN & BLUE' / COLORADO SPRUCE	MIN. 13' TALL	35
(S)	30'-60" TALL x 10'-20" WIDE		
(S)	PICEA PARSONS 'FRAT ALBERT' / COLORADO SPRUCE	36" BOX	12
(S)	15'-20" TALL x 10'-12" WIDE		
(S)	POPULUS TREMULOIDES / QUAKING ASPEN	15 GAL.	66
(S)	25'-60" TALL x 15'-30" WIDE	24" BOX	
SHRUBS			
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	
(C)	CORNUS SERICEA 'BAILEY' / RED TWIG DOGWOOD	7'-9" TALL x 10'-12" WIDE	5 GAL. 24
GROUNDCOVER			
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	
(H)	SYMPHORICARPOS X CHENALTII 'HANCOCK'	5 GAL. @ 8" O.C.	

NOTES: TREES WITH (S) ARE FOR THE PURPOSE OF SCREENING BUILDINGS.
ALL PLANTING AREAS TO RECEIVE 3" LAYER OF MULCH FROM THE TUOLUMNE AREA.



TREE SCREENING PLAN OVERVIEW

The formal Landscape Concept Plan, prepared by Weiland Design Group, Inc., conforms to the Visual Analysis. Key elements of the Screening Conceptual Landscape Plan are highlighted below:

- The Plan consists of 7 tree species, plus 1 shrub and 1 groundcover species. All are species currently found in landscape designs in the eastern Sierra, including Lee Vining.
- 4 of the 7 tree species would be planted at a minimum height of 13-feet to provide effective screening from the outset; two would be planted in 24" boxes, and 1 in 36" boxes.
- The 13' pines and spruce on top of the 3-4' berm will an effective height of 16,' which is the height required to screen the structures per the CEQA visual analysis. Screening will improve as the trees grow and fill out, and as other species add texturing, color and screening at lower height levels. Although most species are evergreen, the quaking aspen is deciduous and will provide fall color.
- All materials would be planted directly following completion of grading to allow a minimum 1-year of growth prior to completion of the Phase 1 housing units.
- Additionally, all boxed tree species would be purchased 1 year in advance of planting to allow the root systems a full year to become established (in the box) prior to planting.

PROPOSED SCREENING TREES, SHRUBS & GROUNDCOVER

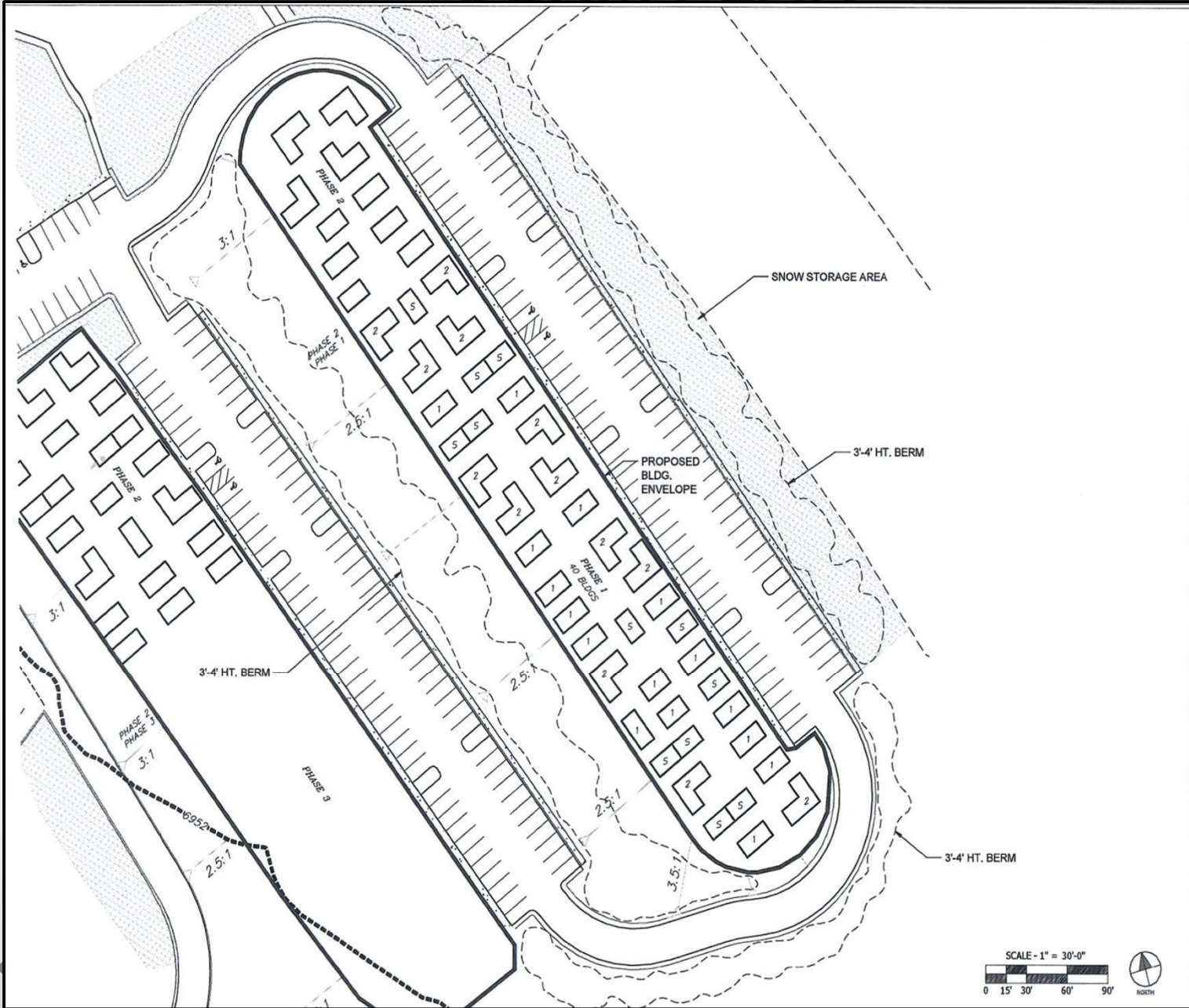
Listed below are all proposed screening trees, shrubs and groundcover species, including botanical name, common name, size at planting, size at maturity, and number of plantings proposed for each species. All species are currently found in landscape designs along the eastern Sierra, including Lee Vining.

TIOGA COMMUNITY HOUSING SCREENING CONCEPTUAL LANDSCAPE PLAN PLANT LEGEND					
Botanical Name	Common Name	Size at Planting	Size at Maturity	Initial Box Size	Number of Plantings
TREES (210 trees in total)					
Betula Pendula	White Birch	About 8'	30-40' tall x 15-20' wide	24" box	31
Pinus Flexilis	Limber Pine	13' tall minimum	30-50' tall x 15-25' wide		16
Pinus Nigra	Austrian Pine	13' tall minimum	40-60' tall x 15-25' wide		34
Pinus Ponderosa	Ponderosa Pine	13' tall minimum	50-100' tall x 25-30' wide		16
Picea P 'Dark Green & Blue'	Colorado Spruce	13' tall minimum	30-60' tall x 10-20' wide		35
Picea Pungens 'Fat Albert'	Colorado Spruce	6' tall minimum	15-20' tall x 10-12' wide	36" box	12
Populus Tremuloides	Quaking Aspen	About 7' tall	25-60' tall x 15-30' wide	24" box & 15-gallon	66
SHRUBS					
Cornus Sericea 'Bailey'	Red Twig Dogwood	About 3'	7-9' tall x 10-12' wide	1-gallon or 5-gallon	24
GROUNDCOVER					
Symphoricarpos x Chenaultii	'Hancock'			5-gallon @ 8' O.C.	1200

TREE SCREENING PLAN DETAILS

- The proposed screening species include 6 eastern Sierra natives including the ponderosa pine, limber pine, birch, aspen, dogwood and Hancock. Two additional species (Blue Spruce & Fat Albert) are native to the Rocky Mountains.
- To achieve significant screening from the outset, 4 of the species (limber pine, Austrian pine, ponderosa pine and Colorado spruce) will be planted at a minimum initial size of 13 feet; all of these four tree species can be sourced at the required initial planting size. Average growth rates are anticipated to be as shown below:
 - Ponderosa and Austrian pines = 12"-18"/year
 - Limber pines = up to 18"/year
 - Spruce = up to 12"/year
- To create a more natural appearance from offsite locations, the landscaped berms below each of the two main parking lots will have undulating widths and variable heights ranging from 3'-4', as shown in the Berm Plan (next slide).
- Tree locations will not inhibit snow storage; snow can be stored in front of the trees adjacent to parking, and blown between the trees.
- The planting layout also reflects fire safety requirements. To create a fire safe clearance zone, all trees, shrubs and groundcover would be at least 30-feet from units except for a few trees in the parking lot planter boxes. Plantings within 30-70' of the units would be maintained clear of low-lying branches and high-fuel plant materials.
- In combination the screening plan, the berm plan, and mitigation requirements will present a natural and varied visual appearance and effective screening from near-ground-level to heights ranging up to 50-60' at maturity, based on local weather conditions.

BERM PLAN



WDS
WETLAND DESIGN GROUP, INC.
 2888 OLD TOWN DRIVE, SUITE 202
 WILMINGTON, MA 01897
 P: 603-674-3436
 F: 603-674-3435
 WWW.WDSDG.COM
 COMPANY OFFICE
 245 BERNAVILLE STREET, LANSING, CA 94034

TIOGA INN
 LANDSCAPE CONCEPT PLAN

REVISIONS	DATE



DATE: 09/08/20
 SCALE: SEE SHEET
 JOB #: 20-077
 DRAWN BY: NL
 SHEET: 1

NEW SCREENING LANDSCAPE PLAN MITIGATION MEASURE AES 5.12(a,b-2)

A new Mitigation Measure AES 5.12(a,b-2) has been incorporated into the project with specific criteria for planting, monitoring and replacing the screening materials:

- *NEW MITIGATION MEASURE 5.12(a,b-2) (Visual Screening & Landscaping): All landscaping shall be planted consistent with the Alternative 7 Landscape Concept Plan as soon as Phase 1 site grading is complete. A landscaping or restoration specialist approved by the County shall monitor tree health, screening efficacy and replacement requirements for the first 5-years of growth. The landscape/restoration specialist shall have authority to replace plantings as needed to attain within five years a goal of providing at minimum the number of trees shown on the Landscape Concept Plan. If monitoring after the 5th year indicates that the visual analysis expectation has not been met to screen the structures walls, windows and roof from offsite locations, additional plantings will be added and annual monitoring will continue every year until the screening goal has been met.*

Note that the Mono Lake Committee (MLC) has suggested changes to the language of Mitigation 5.12(a,b-2). Options to incorporate MLC recommendations are discussed in Slide 23, toward the end of the presentation.

IRRIGATION DEMANDS

The trees, shrubs and groundcover will be planted as soon as site grading is complete, to maximize time for growth and optimize screening performance. Water use calculations result in an irrigation demand ~25% lower than the state maximum allowed for landscaping irrigated with potable water, and 50% lower than the state allowance for landscaping irrigated with recycled water. At buildout, treated wastewater is estimated to meet 50% of total project irrigation demand. Water use calculations are shown below in the Water Efficient Landscape Worksheet:

WATER EFFICIENT LANDSCAPE WORKSHEET							
Project Reference Evapotranspiration (Eto)				42.9			
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1	0.3	Rotary	0.75	0.40	80,000.00	32000.00	851,136.00
						ETWU Total	851,136.00
						MAWA	957528.00
Notes:							
1. Irrigation Efficiency - 0.75 Spray Head, 0.81 Drip							
2. ETWU = Annual Gallons Required = (Eto*0.62*ETAF*Area)							
3. MAWA = Annual Gallons Allowed = (Eto) (0.62) [(ETAF*LA)+((1-ETAF)*SLA)]							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area		32,000.00					
Total Area		80,000.00					
Average ETAF		0.40					
All Landscape Areas							
Total ETAF x Area		32,000.00					
Total Area		80,000.00					
Average ETAF		0.40					

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION DEMAND BY PHASE

Irrigation demands have also been estimated by project phase. Note that irrigation demand is based not on the number or mix of trees, but rather is based on the number of bubblers (2 per tree), the number of rotors (used to spray planting zones), and the estimated duration of sprinkler and rotor operations in a given period. For this reason, the irrigation demands are estimated by phase, as outlined below.

SCREENING LANDSCAPE PLAN TOTAL IRRIGATION REQUIREMENTS BY PHASE	
Project Phase	Annual Irrigation Demand Total (gallons)
1	122544
2	260406
3	127650
Annual Total all Phases	510,600 gallons

- To maximize use of treated irrigation supply, the proposal calls for construction of the WWTP as an initial step of overall site development, in tandem with initial construction of the previously-approved hotel, and prior to the initial phase of the proposed housing development.
- Initially, only the existing onsite uses and the Phase 1 housing units will contribute toward recycled water volume for landscape irrigation, and the balance of irrigation water needs will be provided by potable water.
- As more onsite uses are constructed and consume more potable water, the recycled water volume will also increase, reducing the amount of potable water used for irrigation.
- At build-out of all project elements (hotel and housing), treated wastewater is estimated to meet 50% of irrigation demand on the project site.

VOLUNTARY PROJECT MEASURES

The project proposal incorporates multiple 'voluntary' measures to address concerns:

- **HOUSING:** The most significant voluntary measure is the project itself. Mono County prioritizes housing in its Strategic Plan, and the 2017 Housing Needs Assessment identified a need for 50-100 units in the unincorporated area to address current needs and 70 new units by 2022. No affordability ranges were defined for these units, and the assessment did not directly include the employees that will be generated by the future hotel and restaurant. These previously-approved uses will exacerbate housing needs in Mono County. The applicant's decision to provide onsite housing is a voluntary measure that will alleviate the housing crisis and respond to state housing policies;
- **SCALE:** The original proposals to add a 3rd story on the hotel and expand restaurant square footage were eliminated in response to concerns about project site;
- **DAY CARE:** A staffed day care center was added in response to need, and made available for use by the public as well as onsite employees and residents;
- **LIGHTING:** Restrictions exceed Dark Sky requirements in recognition of the importance of Mono Basin for night photography and the high value placed on preserving dark night skies;
- **SECONDARY EMERGENCY ACCESS:** Added in response to a CalFire recommendation and LVFPD concerns;
- **DIF PREFUNDING:** An offer was extended to prefund an update to the LVFPD development impact fee structure in response to currently unquantified LVFPD capital improvement needs, provided the cost is credited back to the project's DIF fees;
- **ONSITE AED UNITS:** Automated external defibrillator units to be provided onsite per American Heart Assn. Recommendations, as suggested by LVFPD;
- **LVFPD FUNDRAISER:** An offer to host a fundraising event to encourage donations and volunteers to support LVFPD
- **TRIBAL MONITORING:** 50-hours of compensated time/travel for the Kutzadika'a to train construction crew and/or monitor onsite earthwork,, as accepted in January 2020 correspondence from the Indian Legal Services attorney;
- **SOLAR PANELS:** To meet an estimated 50% of total energy consumption, in accordance with 'green building' design;
- **RECYCLED WATER:** To meet an estimated 50% of summer irrigation needs in accordance with 'green building' design, climate change concerns, and GHG reduction goals;
- **OPEN SPACE:** An overall 0.7-acre increase, with a near-doubling of the most-protected Open Space Preserve acreage (from 14.8 to 27.8 acres) to strengthen open space character;
- **TRANSIT:** Multiple transit improvements including onsite bus stops for ESTA and ESUSD, a free shuttle system available to the public, and improved connections to the YARTS stop, to respond to concerns regarding access and traffic;
- **CONNECTIVITY TRAIL:** Commitment to conduct a feasibility study and assist in trail development to respond to concerns about pedestrian connectivity.

All of the above measures are provided voluntarily by the project proponent, and not required by County regulations or the environmental analyses.

Additional Considerations

GRADING & COMMISSION SITE PLAN REVIEW

- The June and August Board meetings also included discussion of whether it would be desirable to establish phasing for project grading operations, and Planning Commission review of site plans.
- After further review, grading for all three phases is proposed to occur at the same time as Phase 1 is constructed.
- Grading at the outset is integral to achieving key project improvements. Grading will provide the fill required to construct interior roads and circulation improvements, to create the Phase 1 building pad and parking area, to construct the screening berms, and to ensure that the landscape trees are planted as early as possible to maximize screening effectiveness.
- Additional benefits of completing all grading during Phase I include:
 - Maximizing the efficiency of the provision allowing for voluntary tribal monitoring of earthwork,
 - Installing subsurface utilities to provide residents with access to infrastructure improvements through all development phases,
 - Preventing safety hazards, such as use of heavy machinery near tenants and families
 - Ensuring completion of all fire safe egress improvements during Phase 1, and
 - Preventing health hazards including exposure of tenants and families to unnecessary noise and dust.
- In recognition of the increased level of detail in the proposed concept site plan, the recommendation is to eliminate added requirement of Planning Commission approval of the site plan prior to building permit submittal.

Additional Considerations

HYDROLOGY

New correspondence received on 4 August 2020 raised questions concerning impacts of project water demands on the Mono Groundwater Basin. The project hydrologist has provided a written response, summarized below:

- The pump test referenced in the comment letter was done more than 25 years ago. A new pump test was conducted in 2017 for the current project. The conclusion that the project will not cause saltwater intrusion into the aquifer is based on results of the 2017 pump test and other data.
- The 2 Tioga wells and the Andrews well are the only active wells in the study area. The Andrews well is in the same watershed as the Tioga wells, but not in the same aquifer. The conclusion that the Tioga wells would have a negligible impact on spring flows is based on distance, high GW recharge rates, low well pumping rates, and data from 25 years of Tioga well operation.
- It is not expected that construction would use more water than daily use at buildout. Construction will occur mainly during daylight hours, for a short period of time, with consumption limited by well production capability (up to 125 gpm). Well #1 was the sole source of construction water during Caltrans' 8-month effort in 2004 to expand US 395, and later used for LV Airport reconstruction. There was no sustained water level decline during either project.
- Mitigations to protect area water quality & supply include: (a) limits on use of the existing leachfield, (b) specified leachfield perc rates and minimum distance from high GW, (c) WWTP treatment/performance standards, (d) Title 22 Compliance or written SWRCB determination that compliance is not required, (e) at least 3 GW monitoring wells (LRWQCB to determine locations & depths), (f) WWTP nitrogen removal systems if monitoring shows sustained salinity increases, (g) BMPs for low impact development and leaks and spills, and other requirements.
- The monitoring wells will yield information about GW flow and gradients, and may determine whether the waste system and water supply wells are in separate aquifers, as hypothesized. GW flow in this area is likely towards the lake, but local conditions may shift flow direction.
- Issues and concerns pertaining to the Andrews well were addressed in FSEIR Topical Response #11.
- The project has a de minimis impact on basin hydrogeology. Far more important are the operations of DWP & SCE among others. A fairly detailed characterization of Mono Basin watershed is provided in the 2006 studies prepared by Team Engineering for Mono County.
- Well #1 reliably produces a water supply sufficient to meet all foreseeable project demands, existing and proposed. Well #2 was not installed to meet water demands, but rather to comply with State reliability requirements. A 3rd well is neither needed nor planned. Both Tioga wells (#1 and #2) were approved apart from the current project.

Additional Considerations

CULTURAL RESOURCES

During public comments at the 6 August hearing, the concern was raised that Mitigation providing funding for tribal monitoring during project earthwork was inadequate, and also indicating that an arrowhead had recently been found on the project site by a resident of Lee Vining. An additional concern has subsequently been raised that Cry Dances have been conducted in the project region.

- As background, the DSEIR did not find evidence of cultural resources; mitigation addressed events if resources discovered and voluntary monitoring
- In subsequent meetings, and in their DSEIR comment letter, the Kutzadika'a Tribe pointed out that cultural resources unearthed during construction may not be recognized, and asked that Tribal monitors be compensated
- To address concerns, applicant voluntarily modified mitigation to provide the Tribe with up to 50 hours of compensated time for training of onsite construction crew
- Following additional consultation, mitigation was further modified to allow the Tribe to use the 50 hours for training and/or monitoring, at the Tribe's discretion. This was acceptable, as documented in written correspondence dated 1-13-20 from the Tribe, and included in the FSEIR.
- The project archaeologist indicates that the arrowhead recently found on the project site by a Lee Vining resident would be classified as an isolate. This term is used when one or two artifacts are found by themselves and not associated with an archaeological site. Isolates are generally thought to represent items lost or discarded by people moving through an area.
- The Kutzadika'a tribe restated the above concerns in a new communication, dated 9-1-20, that also asked about tribal consultation during the 1993 EIR, and noted that multiple cry dances have been held in the region. The 1993 CEQA process followed requirements in place at the time, which included an archaeological survey but did not include tribal consultation. Note that no cry dances are known (to the owner) to have occurred onsite in the past 27+ years, and that the existing and previously approved development make the property a less-than-ideal site for cry dances. The County has extended an offer to facilitate communications between the Tribe and land managers from BLM and USFS to find and establish a cry dance site that meets tribal criteria.

Additional Considerations

MONO LAKE COMMITTEE RECOMMENDED CHANGES

Correspondence received from Mono Lake Committee requested that the screening landscape species be limited to Mono Basin natives. The letter also requested that more stringent performance measures be added to Mitigation AES 5.12(a,b-2) Screening Landscaping.

Proposed Screening Landscaping: The initial landscape plan (presented in June) incorporated tree species native to the Mono Basin, as recommended by the project biologist. In response to requests for added screening, Weiland Design Group was retained to develop a formal tree screening plan. As described earlier, that plan uses 6 eastern Sierra natives and 2 species native to the Rocky Mountains. The Mono Basin natives are not in the current formal plan because they grow relatively slowly, may not be available in needed quantities at larger sizes, are not as dense and thus not as effective at screening as the recommended species, and at maturity have higher branching and thus provide less effective screening near ground level.

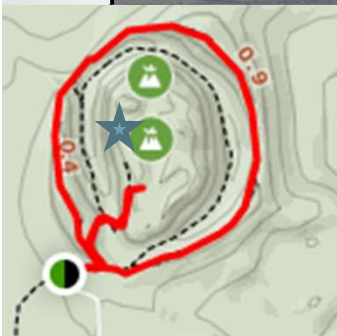
If these limitations are acceptable, it would be feasible to reinstate the use of Mono Basin species. The monitoring condition would be adjusted to allow for some potential visibility of structures. This decision would be at the discretion of the Board of Supervisors. Note that the Weiland Design Group recommendations are consistent with County policies; there are no county policies that would require use of native-species only on the site, though this is encouraged.

MLC Suggestion: MLC suggested a revised mitigation measure for screening that would strengthen the performance standards consistent with CEQA and, with just a few modifications, can be feasibly implemented based on the currently proposed landscaping plan. The MM language suggested for Board consideration would read:

RECOMMENDED MM 5.12(a,b-2): *"None of the housing structures or parking areas shall be visible from public vantage points including (1) the shore of Mono Lake at South Tufa, (2) Navy Beach, and (3) from the top of Panum Crater, (34) US 395 between the junction of Hwy 120 W and Test Station Rd. , and (5) the Mono Lake Tufa State Natural Reserve boardwalk at Mono Lake County Park, and (54) the Mono Lake Tufa State Natural Reserve boardwalk at Mono Lake County Park. A housing structure or parking area is "visible" if ~~an individual can see any part of the buildings or parked vehicles or any reflection, glare, or other direct light from the housing or moving and parked vehicles at any time~~ **are clearly and obtrusively visible to the naked eye or with a high-quality 400 mm professional telephoto lens as used in the visual analysis.** Compliance with this mitigation measure shall be monitored by conducting visual inspections from each of the public vantage points listed above at least once each four times per year. The monitoring inspection shall be conducted during winter, with at, at least once per quarter. ~~At least one visual inspection per year per public vantage point, shall be conducted after dark, including at least one to~~ shall be conducted in the two hours after dawn."*

The suggested changes include deletion of Panum Crater as a viewpoint (since it has not been specifically requested by the Board or by MLC for study in any of the Alternative 6 & 7 view analyses, and receives far less visitation than South Tufa) and deletion of the boardwalk at the County Park (since the housing site is not visible from this location). The changes would also stipulate that the visibility standard would apply only to direct light sources (since the FSEIR/DSEIR acknowledges that the 'glow' from lighting cannot be entirely eliminated), and would pertain only to what can be seen by the naked eye or through a high quality 400 mm telephoto lens (since these are the standards used throughout the Alternative 6 & 7 sight studies). Finally, the changes would require only 1 visual inspection each year (rather than 4 as requested), but would require that the inspection occur during winter (when the deciduous trees would be bare), and retains language requiring inspection at dawn from each of the identified public vantage points.

Additional Considerations
MONO LAKE COMMITTEE RECOMMENDED CHANGES
Panum Crater Views – No Magnification



Additional Considerations
MONO LAKE COMMITTEE RECOMMENDED CHANGES
Panum Crater Views – iPhone 2x magnification



Additional Considerations
MONO LAKE COMMITTEE RECOMMENDED CHANGES
Panum Crater Views – 300 mm lens



Additional Considerations

RESOLVED ISSUES

Issues resolved at the August 6 meeting (see Attachment 4):

- Mitigation Measure (MM) – Do not feed the wildlife signage
- MM – Sierra Nevada red fox survey
- MM – Outdoor lighting plan
- Modify Open Space designation to allow secondary emergency access road
- Move hydrology MM to Specific Plan and make technical edit
- Prioritize onsite employees
- Shuttle service flexibility
- Roundabout at SR 120/US 395 junction
- Protections for stockpiled soils
- Revised visual analysis for Alternative #6
- Automated external defibrillators
- Evacuation route to SR 120

Additional Considerations

ISSUES FOR DISCUSSION

See staff report for detail:

- **Hydrology concerns**
- **Propane tank use and location**
- **Affordable housing**
- **Evacuation route to US 395**
- **Lee Vining Fire Protection District concerns (see also submitted comment letter)**
- **Connectivity Trail**
- **Refined Alternative #7-Hybrid Plan**
 - Site plan review by Planning Commission
 - Phasing of grading
 - Landscaping & monitoring (per MLC comments on previous slides)

COMMENTS AND QUESTIONS

- This concludes the focused summary of information developed in response to direction received at the August 6 Board of Supervisors meeting.
- Comments and Questions