

October 14, 2020

To: Wendy Sugimura, Planning Director

From: Bartshe Miller, Geoff McQuilkin, Robbie Di Paolo Mono Lake Committee

RE: Tioga Inn Visual mitigation measure 5.12

Hi Wendy,

On October 6 the Committee submitted suggested performance standard language to add to the above referenced mitigation measure. Yesterday during the staff presentation to the Board we appreciated seeing that our language is being considered.

Edits were made to our proposed language. Some are improvements, but we are concerned about others detracting from the purpose of the measure. Below is our redline in response. We'd be happy to discuss details by phone.

Key points:

- 1) We included Panum Crater and the Mono Lake Tufa State Natural Reserve boardwalk in the list of observation points for two important reasons
  - a. They are high visitation public sites that are identified in the USFS Mono Basin National Forest Scenic Area Management Plan as the important and standard locations from which to evaluate the visual impacts of projects that affect the Scenic Area
  - b. These sites are already established evaluation points used in the original Tioga Inn project analysis. Visual impacts to County Park area are discussed in the Draft Visual Impact Assessment for the Tioga Inn Specific Plan EIR (November 1992) as well as the Tioga Inn Specific Plan and Final Environmental Impact Report (May 1993).
- 2) We can't tell from the redline if the Boardwalk site was renumbered or actually deleted. It should remain on the list. We can understand leaving Panum Crater off, since the line of sight is similar to South Tufa, in favor of preserving frequency of observation.
- 3) A winter monitoring observation, as suggested, is a good idea. However it would be inadequate as the only observation. Compliance should be evaluated during high public visitation months, centered around the summer. Additionally, the sun angle changes throughout the year, meaning a single winter observation would fail to identify a summer reflection or glare problem.
- 4) Three observations annually will provide for checking compliance at dawn, day, and night as well as in different seasons

## **Visual MM**

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, ~~(3) from the top of Panum Crater~~(34) US 395 between the junction of Hwy 120 W and Test Station Rd., 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 in the housing area 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 three times per 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 goal of the monitoring inspections shall be to develop a record of compliance with this standard from each vantage point throughout the year and at varying times of potential high visibility including dawn, nighttime, and daytime. The annual monitoring inspections shall take place once in winter, once in summer, and once in the spring or fall. The annual monitoring inspections for each site shall include at least one observation during the two hours after dawn and one after dark. The monitoring program shall also respond to submission of documented observations of noncompliance with this standard from the public.