

Attachment 5

Additional Public Comments

19 Unique comments

60 Generated comments

Michael Draper

From: Wayne R. Anderson <wayne.anderson2@comcast.net>
Sent: Monday, October 28, 2019 12:57 PM
To: Michael Draper
Subject: Tioga Inn project

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Draper:

I am writing to express my concern about the possible adverse effects of the Tioga Inn project.

One of the major attractions of the Mono Lake area is its naturalness with very little development. The project, as it is presently proposed, detracts considerably from the naturalness of the region, especially since it is visible from many parts of that region. Redesigning or even reducing the scale of the proposal would be extremely helpful in preserving the naturalness of the region. No one is saying that you should eliminate workforce housing, but it would greatly benefit the Lee Vining area if that project were modified or scaled down so it did not interfere with the natural attraction of the region.

The fact that the hotel and restaurant project was approved 26 years ago, and yet was not acted upon, suggests that the original project needs some serious revision, probably in scale and certainly in regard to its scenic impact.

Please seriously consider modifications to preserve the beauty of the Mono Lake and Lee Vining area. I live in Sacramento but come up often to Mono Lake to enjoy its wonderful environment. Please do everything you can to prevent the Tioga Inn project from damaging that environment.

Regards,

Wayne R. Anderson
2911 25th St.
Sacramento, CA 95818

Michael Draper

From: bunny andrews <terryja940@earthlink.net>
Sent: Saturday, February 29, 2020 6:37 AM
To: Michael Draper
Cc: arya@monoloake.org
Subject: Tioga Inn expansion

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear M. Draper,

I have seen that comments on the proposed Tioga Inn are still being accepted past the August 2019 deadline. I am attaching mine. If the line "To Whom it May Concern" can be improved with a specific addressee, please feel free to amend that. Thank you for accepting this input.

Sincerely,

Bunny Andrews

Native Californian presently living in Texas

Subject: Proposed Tioga Inn expansion

To Whom it May Concern,

I write to add my voice to the concerns over the proposed Tioga Inn expansion. I may be missing the point, but it appears that the expansion is intended primarily to increase the income of the owners of the property. Wanting to make more money makes a lot of sense; I feel the same way.

However, the position of the proposed expansion represents an enormous impact on the experiences of countless thousands of people, resident and traveler alike, who value the area for what it can offer: an unparalleled experience of breadth, vistas, brilliant starscapes, and peace. To approve the project without considering the loss of these is to favor one commercial consideration over thousands, perhaps millions, of others which form the basis of an undeniable economic base.

The right of development based solely on land ownership and the desire for progress, by some measure, should not overtake the rights of so many others to a reasonable and well-overseen protection of their rights of experience. This is not the same as developing property in the San Fernando Valley. Special location, in this instance, calls for special care. Is there a housing shortage in Lee Vining? Is there a restaurant shortage in Lee Vining? If there is, is this the solution that the people want or need?

I submit that it is not. If there is to be development, let the expenditure on development for wealth be equaled by an outlay to protect the interests of the public. Let all possible mitigation of the loss of darkness, of views, of open unbroken space be included, even if those mitigations are more expensive than normal approaches. This is not a regular space.

There must be a balance of concerns. Sensitivity to impact on the experience of so many people, people who are here for the precise reason of that experience, is of paramount importance.

Sincerely,

Bunny Andrews

Michael Draper

From: bette.anton@berkeley.edu <artichok@berkeley.edu>
Sent: Tuesday, December 31, 2019 8:35 PM
To: Michael Draper
Cc: arya@monolake.org; Bette ANTON
Subject: Tioga Inn Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Michael Draper,

I am writing to oppose the proposed Tioga Inn Project. I have travelled from the San Francisco Bay Area every summer for the past 35 years to visit the Mono Lake Basin and Mammoth Lakes. I come with family and friends for the beautiful vistas, the lakes, and the wonderful air.

I am especially upset that impact on light and glare is one of the six unavoidable adverse impacts that have been mentioned in regard to the project. The Tioga Inn Project, as proposed, will mar the beautiful and breathtaking view that welcomes us to the Eastern Sierra. Furthermore, it will interfere with enjoyment of the South Tufa area in the early evening and night, when we often come to see Mono Lake and the stars. I also understand that there will be negative impacts to wildlife.

I urge you to reconsider the project so that its effect on light, wildlife and the environment is reduced significantly.

Sincerely,
Bette Anton

--

Bette Anton
Librarian Emerita
University of California, Berkeley
bette.anton@berkeley.edu

To whom it may concern,

I am a supporter of Mono Lake; in a recent newsletter they talked about the proposed development and how its building could be adjusted to make its impact less. I think key to a proper plan is a harmony between all parties concerned with the area and the development of the project.

Let me put forth an example of what is happening in Escondido, CA. A longtime golf course went out of business and it was sold to someone whose only concern was how much money he could make. This caused a battle and many displeased people who lived around the former golf course. People were used to a short backyard that played out into the golf course. A good scenario would have been to build a series of houses that fit together architecturally with the existing buildings with ornamentals that worked up to the existing houses and made a workable transition. This would have made money for the developer and the people who had bought on a golf course would have been satisfied with what was built. I did not see the design but I heard the developer wanted to put in three story buildings and my feeling is that it would be a stark contrast for the people living there and it seemed not fair.

Now to look at your situation. Nature is the dominant theme in your area. So I think one story buildings would lessen the impact and not stand out as much. Maybe car stalls could be between the homes and the mountains so that they would not be visible generally. Then a series of trees to soften the structure of the buildings might make the view from the main highway more acceptable and would in time blend with the surroundings. Yes a profit should be made but I think there is a responsibility to fit in with the needs of the community and with the over riding influence of nature in the area.

Respectively,
J. Patrick Bennett

Michael Draper

From: John Broesamle <jjbroesamle@gmail.com>
Sent: Saturday, November 2, 2019 9:56 AM
To: Michael Draper
Subject: Proposed Tioga Inn development

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Draper:

As a visitor to Lee Vining and its environs for decades, I have been following with mounting unease the proposed Tioga Inn project on Mono Lake. The proposal would appear to be simply absurd were it not for the fact of its being so menacing. The Mono Basin is the goose that laid the golden egg for an entire ecosystem and the small community of Lee Vining that serves it. Mono Lake has become a destination for people such as myself who flock to restored ecosystems of great natural beauty and distinction. The Tioga Inn proposal would kill the goose.

Why is that so? Not only would this development of two-story complexes stand up like a suppurating boil on an otherwise virtually unspoiled landscape. For the visitor from Los Angeles, Orange County, and urban California in general, it would metastasize into the Mono Basin what the tourist is there to escape.

Is this really intended as workforce housing? With sixteen buildings, it would triple the population of Lee Vining--to work where? No, I strongly suspect that the intent is to create one more gateway complex just outside Yosemite National Park. (The proposal smells of short-term rentals.) If so, it would have a similar degree of charm to other gateway towns such as Oakhurst, that is to say, no charm or attractiveness whatever.

However sanctimonious the proponent or proponents of this project may be, no one who really cared about the Mono Basin would propose this development. If you want to urbanize the Mono Basin, permanently compromise its viewshed, and service the claims of individual profit-takers over the desires of thousands who visit every year to experience a great natural area while fleeing urban sprawl, go ahead. Caring as I am sure you do for the totality of the setting, I hope you will instead do the right thing. I hope you will kill this proposal once and for all.

Very truly yours,
John Broesamle
Ojai and Wawona, California

March 9, 2020

TO: MONO COUNTY PLANNING COMMISSION

Comments on the Tioga Inn Final SEIR

from: Janet and David Carle

370 Peeler Lake Dr.

Lee Vining, CA 93541

Wendy, Michael and Planning Commissioners:

Thank you for this opportunity to comment on the Tioga Inn Final SEIR during this time before the Planning Commission meeting, as encouraged by Wendy Sugimura at the public meeting on March 3 in Lee Vining.

THE ELEPHANT IN THE ROOM

The most confounding thing about this project from the very beginning is this: the entitlement from 1993, allowing a 100 room motel and a hilltop restaurant, thus creating a need for employee housing, is driving this entire project of a market rate income-generating rental housing village. However, there is NO GUARANTEE that the hotel/restaurant will ever be built. The FINAL SEIR improves this situation a bit by only allowing 30 apartment units to be built until "submittal of hotel building permit application". However, the proponent has repeatedly stated publicly that he has no desire to build or manage the hotel. Thus, one must assume that the goal of these permits is to have a development package of entitlements and permits ready to sell to the highest bidder. Is a developer likely to appear? Given the changes since 1993 in cost of construction, new state regulations on building, community demands for a high quality sustainable project, shrinking budgets in the National Parks, the climate crisis making snowfall less likely and massive uncertainty in the tourism industry, not to mention that Tioga Pass is only open for 6 months in a good year, it is fair to say that this project may not pencil out.

It is unfair to the community to accept FIVE SIGNIFICANT UNAVOIDABLE IMPACTS justified by a project that may never be built.

We request that the Planning Commission consider:

1) Please ask the proponent to explain why this project has not been built for 27 years and how the development proposal will be presented and sold.

2) No development AT ALL should happen before a real developer with real money and a real plan appears, which means PHASE ONE cannot happen before the hotel/restaurant is a reality. The proponent is saying that the "Community Housing Project" Phase One is for theoretical construction workers. Those phase one units are not needed and should not be built until there is a REAL motel/restaurant project.

3) The Significant Unavoidable Impacts are huge. They affect the experience of everyone driving up or down Tioga Pass . They affect pedestrian safety, our dark night skies and the pristine views from the Mono Lake shoreline. In the year 2020, there is no excuse to continue to degrade a world class landscape without an excellent reason to do so. Housing that may or may not be needed, that will significantly impact the small town of Lee Vining, is not a good enough reason.

4) If you do approve PHASE ONE independent of a hotel/restaurant actually happening, the GRADING PLAN needs to be adjusted. Only grading that is absolutely necessary to the planned building should be allowed. Would it cost less to grade everything at once? Yes. Too bad. The impacts of grading all this land well before construction happens are unacceptable.

5) Please, Planning Commissioners, consider how your own communities would react to a project that DOUBLES their size in one fell swoop. This is a huge request to a community of 300 people. Please consider the FIVE adverse, unmitigated impacts and very carefully consider the path forward on this project.

Thank you,
Janet and Dave Carle

Michael Draper

From: tom donnelly <td3@inbox.com>
Sent: Saturday, August 24, 2019 3:22 PM
To: Michael Draper
Cc: arya@monolake.org
Subject: comments on proposed development in Lee Vining at Tioga Road entrance
Attachments: smime.p7s

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Michael Draper, Community Development Department, PO Box 347, Mammoth Lakes, CA 93546

I travel to the Lee Vining area several times per year. Here are my comments on the new development in Lee Vining at the Tioga Road entrance.

1. It seems that the best place for this is in the actual town, not a mile away. That would minimize traffic impacts, and create a better village environment in Lee Vining, instead of sprawl.
2. At a minimum it needs to be designed to be very dark in order to prevent light pollution.
3. Also maybe a restriction could be made that it can not be used as commuter housing owned by Mammoth or any similar. It is much too far from Mammoth to be a reasonable or environmentally sound solution for their housing problem.

vr,

Tom Donnelly

4-3-'20

Dear Mr. Draper,

I am writing in regards to the Tioga Inn Project proposal. I know it has been many years since the original specific plan for the hotel and restaurant was approved. In the 25 plus years since then, much has changed in the Mono basin. I understand you are in a difficult position trying to balance jobs and economic growth with environmental concerns. I believe Mono County and Lee Vining would best be served by allowing a new EIR that would analyze some alternatives to the entire project. I don't know why this hasn't been done as the DSEIR outlined significant and unavoidable adverse effects/impacts if the current plan is approved. Please consider other realistic options and an alternative plan as opposed to a "yes" or "no" on current project proposal.

I do not believe the economic value will outweigh the negative effects of traffic, population growth, & environmental changes.

Thank you,

Celeste Felciano

P.O. Box 863

Glen Ellen, CA. 95442

Michael Draper

From: lynn or mark <lynnimarkl@hotmail.com>
Sent: Thursday, November 14, 2019 6:09 PM
To: Michael Draper
Subject: Tioga Inn Draft SEIR

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department,

I would like to comment on the Draft SEIR for Tioga Inn Project. I believe this project will have a significant negative impacts on the Mono Lake Basin.

This project is in direct conflict with the county's Scenic Combining District requirements, as it is visible from the highway, is located on ridgeline building pads and its lights will be visible from Highway 395.

The expanded development will have a huge negative visual impact on the Mono Lake Basin. The final SEIR should contain significantly more mitigation efforts to screen the Workforce Housing Village so that it won't be so visible from the South Tufa area and from Highway 395. The size of the project will negatively impact the dark night sky forever with light pollution.

I am also concerned about the water demand of this project. I hope that LEED certification will be considered.

This project also has negative impacts to mule deer by fragmenting and restricting their habitat with more roads, parking lots, vehicles and people.

The size of the proposed project will increase the current population of Lee Vining four fold and would significantly impact the small town character of Lee Vining. I disagree that the project is consistent with orderly development of the town and surrounding area. The project does not address changes in public safety, emergency services, fire protection.

I urge the County to demand alternatives that would significantly reduce these negative impacts of this project so that it is more in balance with the unique character of the beautiful Mono Lake Basin.

I just recently learned of this project and am grateful for this extended opportunity to comment. Thank you.

Sincerely,

Lynn Inouye
109939 Hwy 395
Coleville, CA 96107

Michael Draper

From: Ernest Isaacs <ernesti@pacbell.net>
Sent: Tuesday, March 10, 2020 10:34 AM
To: Michael Draper
Cc: lynn boulton
Subject: the tioga inn

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Mono County Planning Commission -

I have been visiting the Eastern Sierras since 1962 when I took my first backpack trip over Bishop Pass. For years and years, Nicely's restaurant in Lee Vining was the traditional meeting place on Saturday mornings for the people on my backpacks up the various canyons between Yosemite and Whitney Portal.

What I have loved about the Eastern Sierras, Bridgeport to Lone Pine, are the wide open untrammelled vistas of sagebrush desert surrounded by incredible mountains. The Tioga Inn, even in it's reduced form, would be a scar on the landscape, a blot on the beauty.

A large hotel with it's outbuildings like the Tioga Inn does not belong in Lee Vining. Please reject the proposal for building it.

Ernest Isaacs

Berkeley, CA

Michael Draper

From: Ernest Isaacs <ernesti@pacbell.net>
Sent: Friday, October 25, 2019 11:34 PM
To: Michael Draper
Cc: arya@monolake.org
Subject: the tioga inn

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Draper -

I have been coming to the Eastern Sierras, Lee Vining, and Mono Lake since the mid-seventies. Nicely's restaurant in Lee Vining was the favorite Saturday morning meeting place for me and my backpack buddies before we headed into the High Country.

The beauty and attraction of Mono Lake, as well as the rest of the Eastern Sierras, is the wide open countryside, the untrammelled vistas of sagebrush, rocks, trees, mountains. The impact of human beings is minuscule.

I have seen the artists renderings of the proposed Tioga Inn, and it is clear that the existence of the Inn is completely antithetical to the nature of the Eastern Sierra countryside. It would be a huge ugly blot in the middle of the mountain splendor.

It is not clear to me how such a hotel could survive financially when it only operates four or five months a year. The gas station and restaurant are fine. Lee Vining and Mono Lake don't need this monstrosity.

Regards,

Ernest Isaacs

Berkeley, CA?? 94708

(510) 526-0711

Michael Draper

From: Nancy Kamalski <nancykamalski@gmail.com>
Sent: Friday, August 16, 2019 2:08 PM
To: Michael Draper
Subject: development above the Mobil gas station/restaurant

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have stayed in a motel in Lee Vining four or five times in the past decade; before that, we came through three or four times from the Tuolumne Meadows campground on our way to Bridgeport for the Fourth of July celebration and parade. We always visit Mono Lake, and after we found out about it, we always ate at the wonderful restaurant at the Mobil Gas Station.

One of the evenings we remember the most was a ranger talk at Mono Lake about the stars - we had never seen so many stars ever.

I understand the need for housing - is it for the workers from Yosemite or from Mammoth Lakes or somewhere else?

Could you lessen the number of units, or have some way of 'hiding' them with native trees? I would hate to see the character of the area lost to more motels. Could the lighting be such that it doesn't change the Dark Sky status of the area?

Please think long and hard about what you are about to do - it needs to be about more than someone's bottom line...

Nancy Kamalski

Michael Draper

From: Chris Lindsey <calindsey1@gmail.com>
Sent: Sunday, August 25, 2019 10:26 PM
To: Michael Draper
Cc: arya@monolake.org
Subject: Tioga Inn Project Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Michael -

I recently learned about the proposed plans for development at the Mobil station near the intersection of 395 and 120. This is a great location for viewing the lake and I have enjoyed a number of meals from the grass outside Whoa Nelly Deli. However I'm concerned that additional development at this location can have adverse affects on the Mono Lake area.

Given the prominent location overlooking the lake the proposed development would be visible from many locations around the lake and the highway. I really enjoy driving this stretch of 395 and have stopped many times to hike around Mono lake and the craters. I worry a large hotel and restaurant up the mountain slope would spoil the view of the majestic mountains above. The area is very unique in its pristine beauty and I feel more should be done to preserve the natural feel. I hope there are options to reduce the size, lower the profile, or blend in with the surroundings.

Additionally I worry about the impacts to the serenity at night, both noise and light pollution. There are many modern design options available to minimize lighting and prevent light pollution skyward. Hawaii has successfully implemented light pollution prevention measures. Surely this are possible for Mono Lake.

- Chris Lindsey



MONO LAKE COMMITTEE

P.O. Box 29
Hwy 395 and Third Street
Lee Vining, CA 93541
Phone (760) 647-6595
Fax (760) 647-6377

Board of Directors

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Martha Davis
Vireo Gaines
David Kanner
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Tom Soto
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Doug Virtue
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Ed Grosswiler
Richard Lehman

Executive Director
Geoffrey McQuilkin

Southern California Office

1718 Wellesley Ave
Los Angeles, CA
90025-3634

On the Internet
monolake.org
monobasinresearch.org

December 10, 2019

Mono County Board of Supervisors
c/o Clerk of the Board
P. O. Box 715
Bridgeport, CA 93517

Honorable Board of Supervisors,

I am writing on behalf of the Mono Lake Committee to share with you the Committee's recent comments on the proposed Tioga Inn development project, slated to be located on a highly visible ridgeline near Lee Vining.

This project will eventually be scheduled for your formal consideration, however the Committee believes the numerous significant impacts of this project warrant your attention at the current time. Mono County can help guide alternatives that successfully achieve the County's housing and economic goals while promoting the County's vision of orderly growth, minimizing land use conflicts, supporting local tourism and agriculture-based economies, and protecting the scenic, recreational, cultural, and natural resources of the area. The Committee's comments provide ideas for specific design features that would achieve a better project, as do many other comments from the community and the public.

The Tioga Inn project as currently proposed will have significant visual, aesthetic, wildlife, public service, and traffic and circulation impacts, according to the County's extensive Draft Subsequent Environmental Impact Report (DSEIR). Indeed, the DSEIR identifies seven potentially significant and unavoidable adverse impacts that the Planning Commission and your Board would be asked to approve without offsetting mitigation.

The Committee remains optimistic that a balanced project alternative can emerge, one which achieves the high standard Mono County holds itself to while also providing decision makers with realistic options. The time to craft such an alternative is now, and Mono County leaders such as yourselves are critical to this process. The project must provide benefits without imposing permanent, unacceptable impacts on the scenic Mono Basin, Lee Vining community, and Mono County economy.

Sincerely,

Bartshe Miller
Eastern Sierra Policy Director

Michael Draper

From: Mariam Moazed <mmoazed@ucsc.edu>
Sent: Saturday, August 24, 2019 5:00 PM
To: Michael Draper
Subject: Mobil housing development proposal in Mono Basin

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear mono County Development Department,

Reject (i.e. “do not recommend or select”) the current project proposal, the Clustered Development Alternative, and the Apartment Development Alternatives because they have too many negative impacts that cannot be mitigated.

- Modify the stated project goals to strike reference to “sufficient workforce housing on the project site to accommodate a majority of employees of the hotel...” Re-word the project goal to be to provide a reasonable amount of general rental housing as needed for the Mono Basin/Lee Vining community.
- Take the disingenuous word “workforce” out of the project title. Replace with “Rental Housing.”
- Re-consider the Reduced Development Alternative (at a 50% reduction in housing level) considering the project as a simple rental housing development for current real housing needs, and not as housing for the theoretical future hotel.
- Consider a Reduced Development Alternative 2 in which the amount of housing is reduced by 80% to 20 units.
- Consider a Phased Development Alternative in which 15 units are allowed to be built immediately, but the remainder of housing development is contingent on actual workforce need at the site.
- Justify in the Final SEIR why the development proposal was increased from 80 to 100 units; if there is no reasonable justification, please drop the proposal back to 80.

Thank you,

Mariam

Michael Draper

From: Gary Murray <motorlifeboat@gmail.com>
Sent: Thursday, August 22, 2019 8:03 PM
To: Michael Draper; action@monolale.com
Subject: Tioga Inn project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear N Draper:

I have just read an article about the proposed Tioga Inn project. Apparently this has been on drawing boards for years. I just never heard a thing on it. Period.

It's hard to believe at this time in my life that another impact to the Easter Sierras and Mono Lake is coming.

My parents were Caretakers of "Little Walker Lake" just south of Lee Vining . Between Lee Vining and Grant Lake.

Just below Mono Pass. I spent the best years of my life at the Lake and Mono Lake from 1976 thru 1987.. And was in on the begin of what is now.

Save Mono Lake. The many ups and downs of the committee. And the un -timely death of David and final getting the Mono Lake as a Historical Site .

They [i] fought hard to get this done and more water going into the Lake that had been diverted to LAWP.

The entire area around Lee Vining has at last won the battle.

Now I Hear about this Tioga INN Project. Why I never heard a thin about this is beyond me. But now I know. I can't even imagine the impact this will have on the entire area.

But not good. More cars ,more people and then the impact on the Lake it's self. Mono Lake is a National Treasure it should be protected at no cost. It;'s a true gem

for future generations of people. To me this should not be built period. It's in sane to me that this could have gotten this far. But guess \$\$\$ talks.

Please keep it as it is.The area for our National Treasure. please
please, I don't even live in Lee Vining. I live in a small town called Cloverdale on U.S. Hwy 101 about 100 miles north of the Golden Gate. Our town is about 4,500 pepole.

But have seen the impact on large projects that destroyed my little town.

thanks,
Gary N. Murray
P.O.BOX 614
Cloverdale,CA. 95425 motorlifeboat@ [gmail.com](mailto:motorlifeboat@gmail.com)

Michael Draper

From: Karen Suarez <nativegardenpatch@gmail.com>
Sent: Monday, August 26, 2019 10:55 AM
To: Michael Draper
Subject: Mobil Station Development

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Community Development Department, Att: Michael Draper,

I'm writing with concerns about the proposed development at the Mobil Station.

This project should be highly scrutinized, to protect resources and the ever more rare wild open spaces.

It would be a shame to alter this pristine area into a Lake Tahoe or Niagara Falls setting.

On my last visit I asked the employed Mexican migrant workers where they lived. They said they had temporary summer housing.

A development of this scale would not only require housing, but amenities that would sustain a community of workers. Global Climate Change should be enough reason to be leery of impact. We need to look at ways to use less water, and use green energy.

One design to take into consideration on a scaled back version would be the Nature Center at Anza-Borrego. The wild integrity of the view should be protected. Night darkness should be preserved, other wise I can stay in Los Angeles and look up at the mush blank sky with a few dots.

Eco tourism is good, but not at a cost of killing an area. I love to see and photograph birds, but the most important thing is that they are there, not that I see them.

I would hate to see railings have to be put up to protect the Tufa. Please consider the high costs, long term impact, and traffic of a large development.

Long live Mono Lake. Long live the vision of David Gaines. Long live this National Treasure.

Thank you for your consideration,

Karen K. Suarez

174 Madeline Dr

Monrovia, CA 91016

626-357-3954

To all interested parties,

I am writing to discourage a supplemental EIR. The impacts of the proposed addition, 100 units of "workforce" housing, redefine the approved project, a hotel and restaurant.

An increase in rental housing is a benefit, but the infrastructure and services must be sustainable. Such a dramatic population growth needs a proper analysis in relation to the approved hotel and restaurant. As a basis, how infrastructure impacts water tables with consumption; interaction of circulation, on site and externally, between guests, tenants, and the Lee Vining community - including wildlife; tenant rights and standards of living in an isolated locale;

Impacts on schools, fire department, law enforcement, paramedics, and agencies that offer support - Cal Trans, CHP, CAFW, etc. Where is the nexus?

The "new" project - 'workforce' housing, hotel, restaurant, etc. all have aspects that are more significant than previously described. As a whole, this includes aesthetics, air quality, biological resources, cultural resources, geologic & soils, hazards, green house gas emissions, hazards, water quality, land use planning, noise, population & housing, public services, recreation, traffic, utility systems, and environmental justice.

This project will define the future fabric of the Mono Basin - especially Lee Vining. I would hope for a holistic, respectful analysis.

I grew up in the area, and now live in the Mono Basin. My children attend Lee Vining, and we consider Lee Vining our base camp, where international conversations occur in this quaint, rural town. East and West slopes of the Sierra converge for music at the Mobil. I would desire an integration, providing condominiumized multi-family units to establish a broader culture; incubator sites for start-up restaurants, giving an eclectic mall vibe with choices. How do the proxemics of this proposal foster a healthy sense of community and standard of living? Essentially, this project is a new township - why not design a community that upholds the spirit of the Eastern Sierra?

Regards, 

Michael Draper

From: G Vondriska <rescuev8@yahoo.com>
Sent: Sunday, November 3, 2019 1:36 PM
To: Michael Draper
Cc: arya@monolake.org
Subject: Opposition to current proposed Tioga Inn

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr.Draper,

I would like to start by saying that our family truly enjoys our past many years of vacation time spent in the unique town of Lee Vining. From talking about past careers with David and Linda at the Epic Cafe, to enjoying the stories between a daughter (owner- Kristen) and her employee and mother Lorie at Yosemite Traders, Lee Vining is currently a very special place that deserves protecting.

As I write this, I also think of the wonderful people I have met at the Lake View Lodge, The Mono Market, Nicely's, Latte De Cafe, the Lee Vining Library and yes, the Whoa Nellie Deli. I was especially impressed with the quiet, unobstructed and protected 180 degree view from a designated parking area above the Mobil Gas station that is currently being threatened.

I currently live in a wonderful town that has rallied against similar projects that threaten the uniqueness of its core. Specifically and very recently, the ugly side of Short Term Rentals. Our town won that battle to maintain its values and as an owner of multiple rental properties in city limits (I would have had many financial gains) I happily fought for the uniqueness of our town.

“Long Term community and citizen prosperity outweigh short term, short sighted financial gain “ is my motto.

For the long term prosperity of the good people and visitors of Lee Vining, please disapprove the current Tioga Inn proposal.

Respectfully,

LTC Gil Vondriska
USAF Retired
Ojai, Ca

Generated comments

Michael Draper

From: Nicholas Anderson <nanderson6@gmail.com>
Sent: Tuesday, November 12, 2019 10:57 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I visit the Mono basin several times a year from San Francisco, for its scenic beauty and recreation opportunities.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I do the extra drive several times a year to this part of the eastern sierra because of its sweeping lake and mountain views. To me the proposal and its impact would be too large for what would be healthy for this beautiful location. It would impact the very reason that I come to visit.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Nicholas Anderson

Address

San Francisco, CA
94117

Email

nanderson6@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Kellie Anderson <Kelliegato@gmail.com>
Sent: Tuesday, September 17, 2019 3:16 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have visited and enjoy the natural beauty of this region.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The massive project will negatively impact wildfire.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.

-
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.
-

In conclusion:

Please deny this project as impacts are not mitigate.

Name

Kellie Anderson

Address

445 Lloyd Ln
Angwin, CA
94508

Email

Kelliegato@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Terry Beck <tlsbeck@sbcglobal.net>
Sent: Monday, September 16, 2019 6:54 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been coming to this area for years and love the beauty and the wildness of the area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Terry Beck

Name

Terry Beck

Address

1232 3rd Avenue
Napa, CA

Email

tlsbeck@sbcglobal.net

Sent from [The Mono-logue](#)

Michael Draper

From: Gail Bower <gb136@comcast.net>
Sent: Monday, January 6, 2020 1:58 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Mono Lake member

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

In conclusion:

As humans continue to fan out into all areas of this Earth I would ask that Mono County consider all of the ways it can make this project the best it can be from nature's point of

view and to partner closely with Mono Lake Committee and really work together to preserve this part of California's incredible natural beauty.

I thank you so very much for reading my letter and your thoughtful consideration of my comments.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Gail Bower

Name

Gail Bower

Address

79 Hacienda Carmel
Carmel, CA
93923-9___

Email

gb136@comcast.net

Sent from [The Mono-logue](#)

Michael Draper

From: William Brazelton <bill.brazelton@gmail.com>
Sent: Tuesday, August 27, 2019 10:11 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My name is William Brazelton, and I wish to register my concerns about this project. It doesn't seem, in the least, appropriate for this area. Do we need another big development, especially in Lee Vining? I think not!!

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

William Brazelton

Address

6438 Rampart Drive
Carmichael , CA
95608

Email

bill.brazelton@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Jeffrey Browne <browjeffk@gmail.com>
Sent: Saturday, August 24, 2019 1:47 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been frequently vacationing in the area since 1974. I love the Mono Lake area, marveling that Lee Vining has maintained its quality of life and stunning setting while Mammoth has become an atrocity.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I'm particularly concerned about it's visual impact from Mono Lake and 395 and also its impact on the night sky.

In conclusion:

It is possibly, with some thoughtful planning, to mitigate the adverse impacts of this project and provide more housing and logging for Lee Vining.

Name

Jeffrey Browne

Address

330 Vista del Mar
Camarillo, CA
93010

Email

browjeffk@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Victor Caldwell <vicdia2003@yahoo.com>
Sent: Friday, August 30, 2019 12:14 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Victor Caldwell

Address

32176 Mountain Lane
North Fork, CA
93643

Email

vicdia2003@yahoo.com

Sent from [The Mono-logue](#)

Michael Draper

From: Karen A Case Case <karenacase@gmail.com>
Sent: Tuesday, September 10, 2019 12:16 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been enjoying the Mono Lake Basin and the Eastern Sierra since the '50's and have always appreciated Mono Lake's struggle to stay in existence. I am very concerned that new building in the Basin will be deleterious to the area and with a constant struggle for enough water in the State and for Mono Lake it just doesn't make sense to have new building projects.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County

approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please stop new building projects and protect the wildlife habitat and the threat new projects would create for the health and beauty of this unique area. John Muir originally asked that Mono Lake be included in Yosemite National Park for a reason and new building would be his nightmare.

Name

Karen A Case Case

Address

4007 Hummingbird Way
Clayton, CA
94517

Email

karenacase@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Desiree Chevront <dcheuvro@gmail.com>
Sent: Thursday, August 22, 2019 6:28 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I grew up in Bishop and know what a special place Mono Lake is. For me, it brings up dear memories of learning about nature and gaining appreciation for it from a young age.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The people who live there are a critical component for the area's charm and impact on generations of visitors. The small community there will be greatly effected by new developments. This is why a need for their support is important. They shape the relationship that people have with Yosemite and are uniquely positioned to do so.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

-
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
 - The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
 - There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.
-

In conclusion:

The Mono Lake Committee being protectors of the environment. It brings in funds for important research to take place in the area which who's unique flora and fauna are unlike anywhere in the world. A lasting solution should make efforts to get the approval of the Committee.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely, Desiree Chevront

Name

Desiree Chevront

Address

4675 Utah St
Unit 4
San Diego, CA
92112

Email

dcheuvro@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Charles Conner <whysaurus@yahoo.com>
Sent: Thursday, November 28, 2019 6:44 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a former National Park Service biologist who has long loved Mono Lake and the local environment. This unnecessary project would severely compromise and degrade the local environment, both natural and aesthetic.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County

approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please consider scaling back this project and reducing the impact, out of respect for this uniquely special place.

Name

Charles Conner

Address

501 S. Sonoyta Way
Ajo, AZ
85321

Email

whysaurus@yahoo.com

Sent from [The Mono-logue](#)

Michael Draper

From: Savanna Deger <degersavanna@gmail.com>
Sent: Tuesday, August 27, 2019 9:14 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I first acquired a love for Mono Lake when I visited on a school field trip in elementary school. This is one of the experiences that lead me to obtain a degree in Environmental Education and Interpretation, so that I can preserve, protect and educator the public about how special our natural resource are, such as Mono Lake. I have spent countless hours exploring the Mono Basin and have developed a deep connection to this amazing area. Additionally, I have worked for several entities in order to preserve and protect as well as educate the public on the uniqueness of the Mono Basin.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and

scenic Mono County deserve a better project design than the one currently proposed.

- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

The Mono Basin and the residents of Lee Vining deserve better than what this project prospers. I urge you to really weigh the comments from the public on this project.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Savanna Deger

Name

Savanna Deger

Address

P.O. Box 12
El Portal, CA
95318

Email

degersavanna@gmail.com

Michael Draper

From: Nancy Devon <2ndevo@gmail.com>
Sent: Friday, November 8, 2019 12:33 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been a Mono Lake Volunteer since 2008, and have worked to help visitors be able to appreciate and enjoy the Mono Basin and surrounding areas. It would be a tragedy to see all that impacted.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I lived in one of the duplexes above the Mobil Mart for about 4 years until 2017. The views are spectacular in the summer and surroundings enjoyable but winters are difficult and cold. The places are not well insulated, have drafts and utilities are prohibitive. The rents are high for the area and shouldn't be based on Mammoth prices. Few people want to commute to Mammoth in the winter. The driveways are not plowed ("that's not in the lease") and would take marginal effort to clear with the backhoe that plows around the main circle. Several of the people living there can't afford a snowblower and find shoveling all that snow difficult. Bottom Line: Rents are high and just got increased "Mammoth rents are higher so they should be increased at the Mobil," upkeep is minimal and construction is poor. Seems like any new construction would follow suit. This is in addition to below:

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

-
- The project’s visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
 - The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
 - This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
 - I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
 - Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
 - The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
 - There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I hope this project does not get approved!

Name

Nancy Devon

Email

2ndevoo@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Jane Earnshaw <earnjshaw@gmail.com>
Sent: Wednesday, October 30, 2019 7:38 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a native Californian currently living in Vermont. I vacationed in Lee Vining this year as a base for getting into the Sierra Mountains. I was so, so heartened to see that the ecosystem of Mono Lake is beginning to thrive. After so many years of neglect there is actual understanding how important this unspoiled place is. People come back here to see the wildlife, the expansive and unspoiled beauty of the landscape and appreciate the darkness to look at the night sky.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Development in this area would harm so many things....The impact, I worry, would be profound to creatures and humans who enjoy this area for its wilderness and unspoiled vistas.

Ecotourism is a powerful thing and brings dollars to the region.

If money is the driver of this project, please consider who loves this land and how and we visit. Spoiling the land with a huge project may actually impact revenues of tourism. There is actual money to be made by NOT building on this land.

Impacts on wildlife and inevitability of light pollution are such important things to consider. There is honor in leaving things as is, in a pristine state, instead of ruining it in the name of "progress".

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project’s visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please, please, please do not degrade our wonderful and important resource. It is unique and should be appreciated as such. Be remembered for saving this piece of California, not the defacers.

Sincerely and with hope....

Name

Jane Earnshaw

Address

40 College Street
#413
Burlington, VT
05401

Email

earnjshaw@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Andrea Faas <andreade@yahoo.com>
Sent: Thursday, August 22, 2019 4:46 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I lived and worked in Yosemite a number of years ago. Going to the Eastside to visit Mono basin is a magical and incredible experience. It would be tragic to see the natural beauty and resources degraded for this project. Dark skies on migration routes are incredibly valuable for migrating species. Please preserve this unique and wonderful area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Andrea Faas

Address

1830 Rancho Rd
Lincoln, NE
68502

Email

andreacade@yahoo.com

Sent from [The Mono-logue](#)

Michael Draper

From: Meredith Frolio <blizzardbella58@gmail.com>
Sent: Thursday, August 22, 2019 7:10 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a resident of Mono Country and moved here because of the stunning open landscape.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

This development doesn't seem to have been thoughtfully planned or designed and will severely impact the isolated beauty the Mono Basin or the entry to Yosemite.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I'd like to see a revised version of the existing plan or a new scheme that takes into account the ecosystem, visual impacts and Possibly re-sites the project to lesson the visual impact on the pristine Mono Basin.

Name

Meredith Frolio

Address

206 Mountain View Dr
Swall Meadows , CA
93514

Email

blizzardbella58@gmail.com

Michael Draper

From: Sally Gallice <gallice.sally777@gmail.com>
Sent: Sunday, August 25, 2019 9:11 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

In conclusion:

Please let my voice be heard!

Name

Sally Gallice

Address

1730 Camassia Lane
Catsbad, CA
92011

Email

gallice.sally777@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Denny Gustafson <dennygus1@gmail.com>
Sent: Thursday, August 22, 2019 7:46 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please do not permit this beautiful place to become just another crowded, polluted area.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Denny Gustafson

Name

Denny Gustafson

Address

12634 Bass Lake Rd
Chardon, OH
44024

Email

dennygus1@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Mary Ellen Hannibal <maryellenhannibal@gmail.com>
Sent: Friday, August 23, 2019 12:45 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I'm an environmental journalist and author with appreciation for the very special place that is Mono County.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Places like Mono Lake that are still pristine will be ever more valuable as much of our ecological world unravels. It is short-sighted to compromise Mono Lake's purity now. The more you can protect its vistas and ecosystem, the more money this will be worth the community in the future. Mono Lake belongs to the whole community; not just those developing Tioga Inn.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass

junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please take the long view and protect Mono Lake.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Mary Ellen Hannibal

Name

Mary Ellen Hannibal

Address

2834 Divisadero Street
San Francisco, CA
94123

Email

maryellenhannibal@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Annelise Heinz <heinzam@gmail.com>
Sent: Thursday, August 22, 2019 8:29 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family has been connected with the Mono Lake region for over 20 years.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Annelise Heinz

Name

Annelise Heinz

Address

5515 SE Gladstone St.
Portland, OR

Email

heinzam@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Anna Howes <atipphowes@gmail.com>
Sent: Friday, August 23, 2019 4:20 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My name is Anna Howes and I lived in the mono basin for 6 years and return to the area yearly. When I heard about this project I was devastated.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The scale of the project does not fit in with community values and will ruin the quaint village and scenic views that everyone enjoys.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please reconsider this project and be mindful of the values of those that enjoy, recreate and live in this beautiful place.

Name

Anna Howes

Address

513 High street
Marquette , MI
49855

Email

atipphowes@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Mary Ann Huckabay <Huckabay@synth.org>
Sent: Wednesday, November 20, 2019 2:00 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am 72 yrs. old and have been coming to the Mono Lake area since I was six months old, and continue to enjoy the vastness and open views of the Mono Basin. I'm extremely concerned about the SEIR inadequacies.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

-
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.
-

In conclusion:

Dear Public Servants,

Please do due diligence and cast a wider net regarding this Tioga Inn project.

Name

Mary Ann Huckabay

Address

12446 Fiori Ln
Freestone, CA
95472

Email

Huckabay@synth.org

Sent from [The Mono-logue](#)

Michael Draper

From: Suzann Ingham <suzann43@gmail.com>
Sent: Wednesday, August 28, 2019 6:31 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I must ask, why there? So many more areas along Hwy 395 that would obscure the environmental effects of the Tioga Inn and the workers village. As Frank Lloyd Wright would do, design and construct into the landscape. No scars! Once this is done, a rare and beautiful eco system as well as a healing landscape will be changed into a Los Angeles backyard. Seeing buildings, swimming pools, blacktop acres will attract those committed to city life, not an escape to an enchanting natural outdoor experience.

My parents lived in the village of workers building the LA Aqueduct. It was the happiest time of their lives. Fishing in Convict Lake (now pontoon party boats rentals populate it); hiking the mountains, crossing glaciers, ice skating on one of the June Loop lakes after placing their kerosene lanterns around the perimeter. As a child, they shared those experiences as we travelled and hiked through the Sierra and Mono area. And, my sons experienced the same and still return to a place that softens their eyes as they escape the city noise, lights and pace revitalizing the sole. Yet, this project removes those options. How much further are we going to remove ourselves from the freedom a natural environment offers?

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Certainly, the plans don't even attempt to address the total loss of the East Sierra beauty as one approaches Lee Vining. In my view, there is no place for the proposed structures. No plan alternatives would satisfy my need for preservation of a unique natural environment. Choose another location that can accept the proposed village be obscured naturally, where even the lighting will not impose its presence on an unspoiled sky. I believe there are more people who would enjoy the natural beauty than those who would like to live or visit a place that has marred our Sierra.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Where will I be able to take my Southern California students to experience nature's beauty without impairment? Where to dream of possibilities for their futures as I read to them about those who sought adventure and protected the Sierra and Mono Basin. Please, invest your resources to save this place instead of molding it into what already

exists. Cities no, please, allow what is. A place where people are allowed to experience an activity that is essentially free.

Name

Suzann Ingham

Address

P.O. Box 800
Blue Jay, CA
92317

Email

suzann43@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Gayle Kouklis <g.k.kouklis@gmail.com>
Sent: Sunday, December 8, 2019 1:56 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been visiting Lee Vining with my family every year since I was born. The natural beauty and unique geologic formations have always been central to our enjoyment. Also, the small, close-knit nature of Lee Vining itself has always made our time there warm and welcoming.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Further development of the area will likely encourage continually increasing foot traffic that may lead to destruction of the fragile tufa towers and high desert ecosystem.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.

-
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
 - I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
 - Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
 - The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
 - There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please ensure that all potential impacts of any further development are given the due respect they deserve. Lee Vining and Mono Lake are incredibly special places and deserve to be cherished as such.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Dr. Gayle Kouklis

Name

Gayle Kouklis

Email

g.k.kouklis@gmail.com

Michael Draper

From: Michael Kraus <mkraus.home@gmail.com>
Sent: Sunday, August 25, 2019 3:02 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I live in Petaluma California and have been coming to Mono County for 40 year; I am there at least once a year and most often am there 2-3 times annually. I come for climbing, backpacking, hiking, birding, field trips, geology, wildflowers, historic sites, star watching, photography, and to just enjoy the beauty of the Eastern Sierras. When I am in Mono County I frequent the restaurants, grocery stores, book stores, sporting goods stores, museums, lodgings, and I have been rescued several times by local auto repair shops in Lee Vining and Mammoth.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and

scenic Mono County deserve a better project design than the one currently proposed.

- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I believe Mono County has far-reaching work to do on this Project to ensure that better alternatives and reliefs are created to address these concerns. A comprehensive EIR, new alternatives and reliefs based on comments and community engagement would be the way ahead.

Name

Michael Kraus

Address

504 Keokuk Street
Petaluma, AL

Email

mkraus.home@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Lissie Kretsch <lissiekretsch@hotmail.com>
Sent: Friday, August 23, 2019 9:26 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a full time year round employee of Yosemite, and am deeply connected to the mono basin watershed, ecological balance and recreation opportunities after spending the last 15 summers exploring, appreciating and being a steward to mono lake.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am concerned with the plans impacts to the fauna of mono lake basin and the human relationship to the unique natural world including but not limited to the viewshed, night skies impacts and a sustainable design representing the values of the communities it would serve

In conclusion:

I know economic development is an important component to small towns with a strong dependence on tourism. With that comes a need for smart designs that do not minimize the already existing values of the mono basin

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Best

Name

Lissie Kretsch

Address

5513 Foresta rd
El portal, CA
95389

Email

lissiekretsch@hotmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Leslie Lew <leslielightning@hotmail.com>
Sent: Monday, September 16, 2019 11:08 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a former Park Service Yosemite ranger and frequent visitor to the east side of the Sierras. I love the east side because of its scenic and remote nature. A large development associated with the Mobile station will ruin that feeling.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass

junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

In conclusion, please do not approve the project as currently proposed. This environment is too sensitive to support this project as proposed.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

Leslie Lew

Address

1512 Banks Ave
Napa, CA
94559

Email

leslielightning@hotmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Stephanie Little <stephjoy13@hotmail.com>
Sent: Thursday, August 22, 2019 4:55 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Stephanie Little

Address

3070 Beachcomber Dr
Morro Bay, CA
93442

Email

stephjoy13@hotmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Allison Maires <allisonmaires@hotmail.com>
Sent: Thursday, August 22, 2019 6:48 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My husband and I travel frequently to the Mono Basin to enjoy the natural scenic beauty and wildlife. Both would be impacted by this project - the viewline would be insight, the migratory patterns of wildlife affected, the nightsky would have light pollution, and local culture and businesses affected.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

We are additionally concerned that this large scale development, which such big impacts, would hardly be utilized more than 3 months of the year. The cost benefit of that doesn't play out.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass

junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please deny this application, and work to balance the needs to wilderness with development. I do not see a need for this development

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Allison Maires

Name

Allison Maires

Address

2694 Sereno Ave
Ventura, CA
93003

Email

allisonmaires@hotmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Tabea Mastel Tabea Mastel <tmastel@sbcglobal.net>
Sent: Friday, August 23, 2019 10:04 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a Bay Area native who values the unique environments of Mono County. This land needs to be respected and protected for generations to come.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Tabea Mastel Tabea Mastel

Address

3018 Roosevelt Ave
CA

Email

tmastel@sbcglobal.net

Sent from [The Mono-logue](#)

Michael Draper

From: Genevieve McElroy <stuffarama@comcast.net>
Sent: Saturday, November 16, 2019 4:10 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am Genevieve McElroy from Oakland, CA. My husband and I spend a week, each summer, in the Tioga Pass area and go down to 395 and Lee Vining frequently. We love the awesome, expansive views and will be very disappointed to see them affected with additional buildings.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

We are very concerned about light pollution, which is a growing problem all over the planet. The Sierra is one place where people can view the night sky in all of its glory and it will be tragic to alter this by adding more lighting to the area of Lee Vining.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass

junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please keep this unique area as pristine as it can be and please do not impact the visual beauty of the views.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Genevieve McElroy

Name

Genevieve McElroy

Address

5286 Harbord Drive
Oakland, CA
94618

Email

stuffarama@comcast.net

Sent from [The Mono-logue](#)

Michael Draper

From: Rhona McLean <remclean1@comcast.net>
Sent: Friday, September 27, 2019 3:07 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

In the 80's and 90's my daughter and I loved to backpack and fish in the the eastern Sierra. We would laugh about waking up at 10,000 feet in the morning and be at sea level 6 hours later when arriving in SF. Our wonder and awe if this magical place has never waned. I our hikes always began with a visit to Lee Vining and Mono Lake, so we feel a huge connection to the place.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am concerned about the visual impacts the Tioga Inn project would have in the area and hope that the county will consider this when they meet.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go

forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Future generations will benefit from careful planning now.

Name

Rhona McLean

Email

remclean1@comcast.net

Sent from [The Mono-logue](#)

Michael Draper

From: Lydia Mendoza Mendoza <lydmendoza46@gmail.com>
Sent: Sunday, August 25, 2019 3:40 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My husband and I live in San Francisco. Every year and on more that one occasion, we visit Lee Vining and its environs. From back packing trips with our family, birding in the County Park, hiking in the Eastern Sierras to attending the Chautauqua on many occasions, The Mono Basin is one of my favorite places in the US - seriously!!

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to

expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Lydia Mendoza Mendoza

Address

1336 Shrader Street
San Francisco, CA
94117

Email

lydmendoza46@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Sue Ann Monteleone <samonte@charter.net>
Sent: Thursday, August 22, 2019 3:36 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been enjoying Mono Lake, Tioga Pass and Conway Summit since 1971. I am in the region 4or more times a year.

In conclusion:

Surely there is another location that would have a lower more subtle visual impact. Thank you.

Name

Sue Ann Monteleone

Address

1831 N. Nevada
Carson City , NV
89703

Email

samonte@charter.net

Sent from [The Mono-logue](#)

Michael Draper

From: Linda Newton <lmno77p@yahoo.com>
Sent: Saturday, August 24, 2019 5:30 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a native of California who traveled the first time to Yosemite from Los Angeles passing Mono Lake on the way. What a beautiful place that later was affected by LA draining the water from that lake. And now more negative projects are being considered!

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

-
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.
-

In conclusion:

We've been losing more and more of our scenic wild lands. We must be very careful with our decisions that affect our wildlife, our values and our future.

Name

Linda Newton

Address

Washington Ave.
Richmond, CA
94801

Email

lmno77p@yahoo.com

Sent from [The Mono-logue](#)

Michael Draper

From: Marea Ortiz <mareao@hotmail.com>
Sent: Friday, August 23, 2019 5:26 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Marea Ortiz

Email

mareao@hotmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Steven Pace <stevenpace@mac.com>
Sent: Friday, November 29, 2019 8:40 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a resident of Washington State and I visit the Mono Basin at least once each year. In 1973, as a biology undergraduate at Occidental College, I performed wildlife research in the basin and in Lee Vining Canyon. The Mono Basin is the most remarkable environmental restoration success I have ever personally witnessed. In 1973 Rush Creek was a wasteland. We need to preserve this basin as a wild and natural place.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The proposed project seeks to adversely impact much of what has been accomplished over the last several decades.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass

junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please do not overly develop the Basin and damage my favorite place in the world.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Steve Pace

Name

Steven Pace

Address

40 Bonney St
Steilacoom, WA
98388

Email

stevenpace@mac.com

Sent from [The Mono-logue](#)

Michael Draper

From: James & Robin Paterson <robandjpat@verizon.net>
Sent: Thursday, September 26, 2019 7:48 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

We have been camping in Big Bend campground for 40 years and enjoy the serenity and peacefulness of this area. We also stay in the Cozy Cottages in Lee Vining. Please don't destroy this unique community.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please don't destroy this unique and special place!

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Robin & James Paterson

Name

James & Robin Paterson

Email

robandjpat@verizon.net

Sent from [The Mono-logue](#)

Michael Draper

From: James Plehn <jimplehn@gmail.com>
Sent: Thursday, August 22, 2019 5:56 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a frequent visitor to Mono Lake and Lee Vining and I am quite concerned about all the unavoidable impacts of this project to the Mono Basin Senic Area and the town. I have been a long time supporter of the efforts to save Mono Lake. This project is not at all in the spirit of the established Senic Area, a National treasure.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Of greatest concern to me is the visual impacts to the Senic Area and especially the night sky.

I am also concerned about the impact it will have on the many long time businesses in town.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.

-
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
 - I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
 - The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
-

In conclusion:

There needs to be an in-depth look at reducing the cumulative impacts and all alternatives to the existing proposal.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

James Plehn

Name

James Plehn

Address

P.O. Box 125
Tahoe City, CA
96145

Email

jimplehn@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Brandon Reedy <brandon_blr@hotmail.com>
Sent: Thursday, August 22, 2019 11:07 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a regular visitor to the Mono Lake area who is attracted to the area for its natural beauty and relative lack of human sprawl.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am concerned that this project will negatively affect this area's best qualities, including: increased light pollution detracting from the night sky, increased traffic, increased noise pollution, and an overall uglification of the area. If these things happen, I will be much less inclined to spend my time (and money) in this area, since I can already go to places with these same issues without driving nearly as far. Essentially, I'm concerned that what makes this area special will be destroyed in the name of profit for a few people.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.

-
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
 - I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
 - Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
 - The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
 - There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please do not ruin this special place by impacting it visually (both day and night), creating more traffic and noise pollution, or impacting the environment in any significant negative way.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Brandon Reedy

Name

Brandon Reedy

Address

Sacramento, CA
95811

Email

brandon_blr@hotmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Barbara Rivenes <brivenes@sbcglobal.net>
Sent: Wednesday, January 29, 2020 4:44 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My husband and I have been defenders of Mono Lake since the mid-1980s, riding our bicycles 365 miles for about 10 years to raise awareness for this ecologically important and beautiful scenic area. We have continued to vacation in this area after those rides were stopped. It is an area of the Sierra that should not be despoiled with overdevelopment. In this time of climate emergency, encouraging more development in a rural environment is wrong!

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

-
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
 - There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.
-

In conclusion:

Even the earlier permissions to build the development should be withdrawn and perhaps a severely scaled down version to cover the needs of workforce housing could be considered. This should not be built as currently proposed.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Barbara Rivenes

Name

Barbara Rivenes

Address

108 Bridger Ct
Grass Valley, CA
95945-9706

Email

brivenes@sbcglobal.net

Sent from [The Mono-logue](#)

Michael Draper

From: Lawrence Rosenblum <ldr@larryr.com>
Sent: Friday, November 1, 2019 8:35 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family has visited the Mono Lake area several times, and we have always appreciated the loveliness of the area, the beautiful views, and the absence of commercial and residential areas.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I believe that the project should be modified to mitigate the many concerns raised by the Mono Lake Committee and others. The Development Department should look for ways to make the project more consistent with the beautiful, rural area. Among the considerations should be reducing the size and scope of the project.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with

the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.

In conclusion:

I hope that you will take the time to rule that the plan needs to be revised to take in the many concerns of others and preserve the uniqueness of the Mono Lake Area.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

Lawrence Rosenblum

Address

1092 Fuchsia Drive
Sunnyvale, CA
94086

Email

ldr@larryr.com

Sent from [The Mono-logue](#)

Michael Draper

From: Amy Ross <Ross.Amy.E@gmail.com>
Sent: Thursday, August 22, 2019 1:50 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.

Name

Amy Ross

Address

2877 East Cobblemoor Lane
Sandy, UT
84093

Email

Ross.Amy.E@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Anita Schiebel <aschiebel@hotmail.com>
Sent: Monday, November 11, 2019 2:03 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I had property in June Lake from 1992-2005. We loved the area and became members of the Mono Lake Committee .

I urge you to consider all the options the Mono Lake Committee has proposed.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Supervisors for my Southern California rural, agricultural community never asked for the town's input or even considered our Planning Boards proposals. We are now stuck with mega housing and commercial business projects! We are in a severe fire zone with limited water.

It's heart breaking & sad.

Don't do this to Mono County

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Anita Schiebel

Name

Anita Schiebel

Address

13940 Oakwood Glen Pl
Valley Center, CA
92082

Email

aschiebel@hotmail.com

Michael Draper

From: Patrick Schlemmer <PatrickS@sfzoo.org>
Sent: Friday, August 23, 2019 12:29 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I would hate to see this pristine country marred by such a tacky development.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

-
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.
-

In conclusion:

Please do not allow greedy developers to destroy this amazing place.

Name

Patrick Schlemmer

Address

2001 46th Ave.
San Francisco, CA
94116

Email

PatrickS@sfzoo.org

Sent from [The Mono-logue](#)

Michael Draper

From: Jennifer Scribner Scribner <jenniferlrscribner@gmail.com>
Sent: Thursday, August 22, 2019 1:31 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family has owned a vacation home in the town of June Lake since the 1960's. We love the majestic views that the the Eastern Sierras provide. We are in favor of keeping the vistas uncluttered with unnecessary buildings so the glory of the mountains remain!!!

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The landscape area around the Tioga Pass is incredible. Putting buildings there seems so stupid. Can the buildings be located in the town of Lee Vining rather than the glorious mountain pass into the Sierras and to Yosemite???

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

-
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
 - Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
 - The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
 - There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.
-

In conclusion:

Be creative, and think up a new plan!!!

Name

Jennifer Scribner Scribner

Address

1123 Pine Street
Santa Monica, CA
90405

Email

jenniferlrscribner@gmail.com

Michael Draper

From: Sharon Seslowe <seslowe@sti.net>
Sent: Tuesday, September 3, 2019 8:46 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been camping and visiting in the Mono Basin for over 50 years. I sit on the bluff (where your Inn is planned) and enjoy the view of the lake. It breaks my heart to see this development in this location. The very last thing this pristine place needs in this location is another monstrosity of a hotel.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The light from the project hasn't been addressed. The construction of the buildings doesn't address the damage to the view from Panum , 395, or the corner itself. How do you plan to hide the ugly buildings? Are you planning buildings that will take the unique nature of the environment and blend in rather than stick out?

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.

-
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
 - I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
 - Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
 - The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
 - There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I realize Lee Vining is trying to capture some TOT revenue but surely there is another location in town that can fill the bill... not this pristine corner. Please reconsider the expansion at all. Is it really really necessary?

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sharon Seslowe

Name

Sharon Seslowe

Address

40997 Road 612
Raymond , CA
93653

Email

seslowe@sti.net

Sent from [The Mono-logue](#)

Michael Draper

From: Emily Smiley <bsmiley23@live.com>
Sent: Tuesday, September 17, 2019 3:24 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a former owner of properties in Bishop and Mammoth Lakes and a lifetime visitor to this uniquely beautiful but fragile region. The proposed expansion would irreparably harm the viewshed for travelers and jeopardize the seasonal movement of mule deer.

(Collisions between motor vehicles and deer along the highway 395 corridor are tragic and already far too commonplace.)

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

Name

Emily Smiley

Address

1445 Vicki Ln
Nipomo, CA
93444

Email

bsmiley23@live.com

Sent from [The Mono-logue](#)

Michael Draper

From: Glenn Smith <glenntrumpet@gmail.com>
Sent: Thursday, December 19, 2019 11:23 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My partner and I visit Lee Vining, Mono Lake and the surrounding wild areas almost every year since 1992. It appears that these projects (hotel, restaurant and housing) will permanently change Lee Vining and negatively affect the surrounding wild areas.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County

approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Again, the proposals and documents do not come close to addressing real impacts and do not provide adequate alternatives or mitigation.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Glenn Smith

Name

Glenn Smith

Address

15505 Excelsior Ditch Camp Rd.
Nevada City, CA
95959

Email

glenrumpet@gmail.com

Michael Draper

From: Lesley Stansfield <lesleys460@gmail.com>
Sent: Wednesday, September 4, 2019 2:15 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have had a long relationship with Mono Lake as far back as 1989 when I won a trip to get to know Mono Lake. I love the wild emptiness of it.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

From the proposed drawings it looks like it will make a profound permanent impact on the naturalness of the area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

The above does not mention how this project will affect animal and plant life or how additional traffic and increased numbers of people will affect this fragile environment.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Lesley Stansfield

Name

Lesley Stansfield

Address

681 27th St
San Francisco, CA
94131

Email

lesleys460@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Anne Stine <anne42@wildernessrites.com>
Sent: Friday, November 29, 2019 7:00 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I wonder if we are ever going to listen to the voice of the earth and make decisions that truly reflect the beauty and gift of this irreplaceable place. Will human greed and ignorance continue to take precedence over other life forms? Those of you who are committed to follow through on this very harmful decision to develop the Tioga Inn Project are part of the rising problem of climate change. Consider carefully and wisely what you want to do. Do you truly care about life or just your own immediate needs. There is no way that this development will not bring tremendous harm to the environment and many life forms. I have been a member and supporter of this area for decades now and travel annually to spend time alone and with others in many of the surrounding areas.

Anne Stine; <http://www.wildernessrites.com>

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.

In conclusion:

I am not in favor of any part of this project. No development whatsoever.

Name

Anne Stine

Email

anne42@wildernessrites.com

Sent from [The Mono-logue](#)

Michael Draper

From: Emily Strauss <ems2bad@hotmail.com>
Sent: Thursday, September 26, 2019 6:39 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Though I live in Oregon now, I spent many years in California and attended the birding weekends in June a number of times. I was taken on many back roads so I feel I know the area very well.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I would not claim that such a project as discussed here be abandoned or denied permits to move forward. Lee Vining is a very small town and I understand how locals will want some additional economic development in such an isolated area. Travelers too find their needs can be met at the gas station and rightly famous deli. Lee Vining doesn't need to be slow-poke alley. However, I am concerned with the visual impact and the needs of wildlife. Can we surround this place with trees and green spaces for visual improvement and migrating animals? Can we design buildings that merge better into the landscape? Can the grading work for access roads be done like Caltrans did along 395 by the lake, with native plantings all around? At least let's not be gross and ugly about this project. At least consider where it is located, gateway to Yosemite, full of passing tourists, who get a first impression of this rural place, either good or bad. Will they stop and spend money? or keep going? Can we make them feel good while they're here?

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I'm not trying to be such a fanatic that I condemn all efforts on this project. I simply ask you to consider how to make this more appealing while also a viable economic engine for an area that has little else in the way of development.

Name

Emily Strauss

Address

2151 Eberlein Ave.
Klamath Falls, OR
97601

Email

ems2bad@hotmail.com

Michael Draper

From: R Strother <Kwik.SilverS@gmail.com>
Sent: Wednesday, August 28, 2019 3:15 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

Please consider de-linking the inn and the housing. There does not appear to have been sufficient work on the housing project yet.

I'm concerned about light pollution, climate impacts (from heating and air conditioning) and atmospheric impacts from spas or pool with the many units proposed. I'm also concerned about where water will be obtained since California has a history of drought years becoming more frequent. I'm also concerned for the safety of those who visit and live there because of the severe weather annually.

Lee Vining and the Mono Lake area with it's amazing geology, dark skies and amazing history will continue to draw people from all over the world.

Name

R Strother

Email

Kwik.SilverS@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: DENNIS SWITICK <dennymys@sbcglobal.net>
Sent: Thursday, August 29, 2019 8:55 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

For a very long time I have supported the effort to restore Mono Lake and the basin to its natural state. My family and friends visit and hike in the Eastern Sierra every summer and typically stop by Mono Lake to note its progress. We love the quiet, stark beauty of the basin and its low impact by human development.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

We primarily feel that the proposed development is not in harmony with the current scale of development and would negatively impact the natural feel and beauty of the area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

-
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
-

Thank you for considering my concerns with the expansion of the Tioga Inn project.

DENNIS SWITICK

Name

DENNIS SWITICK

Address

1673 Grant Road
Mountain View, CA
94040

Email

dennymys@sbcglobal.net

Sent from [The Mono-logue](#)

Michael Draper

From: Helen Vajk <vajk_parents@yahoo.com>
Sent: Thursday, August 22, 2019 3:36 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Visited Mono Lake for the first time in 1971, was overwhelmed by its beauty. Over the years the lake level has dropped so much, and the scientific effect on the natural environment is as important as the visual for us.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Many natural treasures have been harmed by thoughtless development in the past. This one is not necessary. Really.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with

the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely yours,

Name

Helen Vajk

Address

57 Oakdene Ct.
Walnut Creek, CA
94596

Email

vajk_parents@yahoo.com

Sent from [The Mono-logue](#)

Michael Draper

From: Rachel Wegman <racheliwegman@yahoo.com>
Sent: Thursday, October 31, 2019 3:35 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a frequent traveler of the 395. I reside in Nevada County, California. The proposed project would be detrimental for so many reasons.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and

mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please do not ruin this area with this project, there are so few places like this anymore. It cannot withstand the damage that would be done.

Name

Rachel Wegman

Address

17119 Selby Lane
Nevada City , CA
95959

Email

racheliwegman@yahoo.com

Sent from [The Mono-logue](#)

Michael Draper

From: Gretchen Whisenand <gmwhisen@gmail.com>
Sent: Thursday, August 22, 2019 9:04 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been a Mono Lake Committee Member since the 1980's. I visit Mono Lake several times every summer, to recharge and feel-fleetingly-like all is right with the world.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am horrified at the visual impact of this inappropriately huge development. The majestically wild, calming view of the Eastern Sierra crest will be utterly and irrevocably altered. Everyone at South Tufa and drivers approaching Tioga Pass from the south on Hwy 395 will have their views marred by this monstrosity.

I still remember the sickened shock I felt when starter mansions went up along the Mayacamas Mountains crest east of Santa Rosa, which is my home. That brings me to another issue. Most of those homes were incinerated in the 2017 Wine Country fires, because they were in what is topographically a wind tunnel at constant risk for burning. Remember the 2015 Walker Fire that almost got into Lee Vining Canyon? Given that canyon's topography and climate change, it's certain that similar fires will recur.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please! Mono Lake, Lee Vining, and the east side of Yosemite are special places. Don't be responsible for ruining them

Thank you for considering my concerns with the expansion of the Tioga Inn project.

In hope that sanity will prevail,

Name

Gretchen Whisenand

Address

1949 Belmont Ct
Santa Rosa, CA
95404

Email

gmwhisen@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Matthew Wilenchik <mwilenchik@gmail.com>
Sent: Friday, August 23, 2019 11:20 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Matthew Wilenchik

Address

1230 SE 26th Ave Apt 6
Portland, OR
97214

Email

mwilenchik@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Kristin Womack <kristinwomack@yahoo.com>
Sent: Thursday, September 26, 2019 10:43 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

As a lover of wild places I cringe at the thought of losing any part of this unique and dramatic landscape.

In conclusion:

Our wild places are irreplaceable! No project designed purely to make a profit is worth permanently losing our special landscapes!

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Kristin Womack

Name

Kristin Womack

Address

396 San Francisco Blvd.
San Anselmo, CA
94960

Email

kristinwomack@yahoo.com

Sent from [The Mono-logue](#)

Michael Draper

From: Nina Wouk <nwouk@ix.netcom.com>
Sent: Thursday, October 31, 2019 3:34 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Anything that would quadruple the population of a town for no obvious reason is a bad idea. This is even more so in a mostly undeveloped area where other animals live. It's not like the deer could pack up and move. A more modest development might or might not fit.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The only alternative is to reduce the plans to whatever would fit in with the way people and animals live now.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.

-
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
 - I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
 - Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
 - The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
 - There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

The only reason people would want to live near Lee Vining is for the natural features that the development as proposed would damage. This is unfair to the people who live there now.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely

Name

Nina Wouk

Address

1259 El Camino Real
Menlo Park, CA
94025

Email

nwouk@ix.netcom.com

Sent from [The Mono-logue](#)

Michael Draper

From: Jeri Zemon <jeriberi@earthlink.net>
Sent: Thursday, August 22, 2019 7:46 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I live in Sonora and I visit Lee Vining often. I stay in lodging, eat at restaurants and camp and hike in the area. In addition, I enjoy the natural scenery around Mono Lake and the small town atmosphere.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am concerned about the size of this project. It will impact the view shed in the area. The increased traffic will be a negative impact.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with

the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I can't imagine kayaking on Mono Lake and having this hotel complex in view. It will change the character of Lee Vining in a negative way. I urge the Board of Supervisors to reject the current plan.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

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Sent from [The Mono-logue](#)