

# MONO COUNTY PLANNING COMMISSION

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commdev@mono.ca.gov

PO Box 8  
Bridgeport, CA 93517  
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[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

## SPECIAL MEETING AGENDA

April 16, 2020 – 9 a.m.

**As authorized by Gov. Newsom’s Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by livecast with Commissioners attending from separate remote locations. There is no physical meeting location. This altered format is in observance of recent recommendations by local officials that certain precautions be taken, including social distancing, to address the threat of COVID-19.**

The meeting may be joined by video at: <https://monocounty.zoom.us/j/634770837> and by telephone at: 669-900-6833 (Meeting ID# is 634 770 837) where members of the public shall have the right to observe and offer public comment. Public comments may also be submitted to [cddcomments@mono.ca.gov](mailto:cddcomments@mono.ca.gov) and will be read into the record if received before the end of the agenda item.

An alternate method to access the video meeting is <https://zoom.us/join> and enter Meeting ID: 634 770 837.

*\*Agenda sequence (see note following agenda).*

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
- 2. REVIEW OF MEETING MANAGEMENT & PROTOCOLS**
- 3. PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda
- 4. MEETING MINUTES:** Review and adopt minutes of Jan. 16, 2020 (no meetings since)
- 5. PUBLIC HEARINGS**

**9:05 A.M.**

**A. TIOGA INN SPECIFIC PLAN AMENDMENT AND FINAL SUBSEQUENT**

**ENVIRONMENTAL IMPACT REPORT** to amend the 1993 Tioga Inn Specific Plan located at 22, 133, and 254 Vista Point Road and consisting of four parcels (APN 021-080-014, -025, -026 & -027). The entitlements approved in 1993 remain intact and approved regardless of the outcome of the currently proposed project. The current Specific Plan Amendment proposes: 1) up to 150 new workforce housing bedrooms in up to 100 new units; 2) a third gas-pump island and overhead canopy; 3) additional parking to accommodate on-site guest vehicles as well as a general-use park-and-ride facility and bus parking for Yosemite transit vehicles; 4) a new package wastewater treatment system tied to a new subsurface drip irrigation system; 5) replacement of the existing water storage tank with a new tank of the same size in the same area; 6) a new 30,000-gallon on-site propane tank (eventually replacing the existing five on-site tanks); and 7) modification to the boundaries and acreage of designated open space and modification of parcel boundaries. A Subsequent Environmental Impact Report is proposed for the project. Project

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DISTRICT #1  
COMMISSIONER  
Patricia Robertson

DISTRICT #2  
COMMISSIONER  
Roberta Lagomarsini

DISTRICT #3  
COMMISSIONER  
Daniel Roberts

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris I. Lizza

materials are available for public review online at <https://monocounty.ca.gov/planning/page/tioga-inn-specific-plan-seir> and hard copies are available for the cost of reproduction by calling 760-924-1800. *Staff: Michael Draper*

**1:00 P.M.**

**B. CONDITIONAL USE PERMIT 19-010/Subia.** Proposal to operate an overnight kennel facility for cats and dogs on a 5-acre Rural Residential (RR) parcel at 206 Inca Place in Benton (APN 025-030-048). The facility will be housed in a 25' x 30' metal building and will board a maximum of 17 dogs and 8 cats. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. Project materials are available for public review online at <https://monocounty.ca.gov/planning-commission/page/planning-commission-special-meeting-7> and hard copies are available for the cost of reproduction by calling 760-924-1800. *Staff: Kelly Karl*

**6. WORKSHOP:** None

**7. REPORTS**

**A. DIRECTOR**

**B. COMMISSIONERS**

**8. INFORMATIONAL**

**9. ADJOURN** to regular meeting May 21, 2020

**\*NOTE:** Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting to ensure accessibility (see 42 USC 12132, 28CFR 35.130).

\*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport. Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni's restaurant). Agenda packets are also posted online at [www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission](http://www.monocounty.ca.gov/departments/community%20development/commissions%20&%20committees/planning%20commission). For inclusion on the e-mail distribution list, send request to [cdritter@mono.ca.gov](mailto:cdritter@mono.ca.gov)

Commissioners may participate from a teleconference location. Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

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## DRAFT SPECIAL MEETING MINUTES

January 16, 2020 – 10 a.m.

**COMMISSIONERS:** Scott Bush, Roberta Lagomarsini, Chris I. Lizza (from Bridgeport), Dan Roberts & Patricia Robertson

**STAFF:** Wendy Sugimura, director; Gerry Le Francois, principal planner; Nick Criss, compliance officer; Jake Suppa, compliance analyst; Michael Draper, planning analyst; Christy Milovich, deputy county counsel; CD Ritter, PC clerk

**PUBLIC:** Justin & Sarah Campbell

**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Scott Bush called the meeting to order at 10:04 a.m. at the Town/County Conference Room in Mammoth Lakes, and attendees recited the pledge of allegiance to the flag.

**2. PUBLIC COMMENT:** None

### 3. MEETING MINUTES

**MOTION:** Adopt minutes of Dec. 19, 2019, as submitted (*Lagomarsini/Roberts*. Roll call: *Ayes: Lizza, Bush, Lagomarsini, Roberts. Abstain due to absence: Robertson.*)

### 4. PUBLIC HEARING

**A. CONDITIONAL USE PERMIT 19-013/LAMPSON** would allow off-site snow storage in compliance with General Plan Chapter 4.300. The site, located at 206 S. Crawford Ave. (APN 015-112-015) in June Lake with a land use designation of Mixed Use (MU), currently does not meet snow-storage requirements and is considered an existing non-conforming use. The project proposes to construct an additional structure, further decreasing the available snow storage area. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. *Staff: Michael Draper*

Michael Draper presented background, noting applicant is Mono employee and owner is former Mono employee. Above-ground pool with enclosure above. Would increase lot coverage and snow storage requirement. Additional walkways created. Snow storage = 65%. Need 568 sf. Lot coverage = 59.2% including walkways. MU max = 60%. General Plan has conflicting notions of lot coverage. One includes all impervious surface, other just vehicular traffic and walkway areas. Snow storage is existing nonconforming. Applicant proposes off-site snow storage, which needs use permit. PC would need to make findings on snow storage. Lot coverage would exceed 60%. Pool only for residents, not commercial or public. Contracting for on-site snow removal would bring into conformance. Mixed Use allows accessory structures, but this would increase to exceed allowable lot coverage. Project noticed in newspaper and to surrounding property owners. Comment letter from adjacent property owner, who wanted it known that drainage issues exist. Conditions of Approval mostly standard but first five specific.

How large is pool? *Draper: 7' x 14' (10' x 20' enclosure).*

If drain pool, where does water go?

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Patricia Robertson

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DISTRICT #5  
COMMISSIONER  
Chris I. Lizza

Robertson: Clarify how it came to be existing nonconforming. *Draper: Original site plan from 1980 shows driveway 20'x20'. Additional walkway added, so measured added linear 4'. Created more impervious surface.*

Robertson: Three new snow-storage areas still less than required. *Draper: Snow storage areas have no dimensions now, likely wouldn't be sufficient so off-site snow removal proposed.*

Lagomarsini: Inconsistent code section. *Draper: Walkways raise to 59.2%. requirement of 10' between structures could be modified.*

Sugimura: Trigger for CUP is off-site snow storage. Also structure triggers lot coverage issue.

Secondary approval process? *Sugimura: Analyzing setbacks. If PC approves, structure OK. Requires building permit.*

Sugimura: Walkways not shown on original site plan. Clarify lot coverage in future GPA.

Snow storage areas gone? *Sugimura: Intent is to accumulate for immediate plowing. Store somewhere on property till removed*

Authorized parking places? *Sugimura: Part of challenge. Success of project hinges on daily use. Parking in garages, outside garages. Could add condition that vehicles park only in parking areas.*

Bush: Not snow storage because it's parking. *Sugimura: Feasible to remove as go.*

Crummy winter? *Sugimura: Still need contract in place.*

Lagomarsini: Not lot of snow piled up anywhere.

Bush: End of winter in June Lake seems early. Sometimes thick, heavy snow in springtime. *Sugimura: Use Safety Element dates Nov. 1 to April 1.*

Get flooded out after April 1? *Sugimura: PC could require more detail on snow removal contract. Focused on results.*

Lizza: Driveway encroached on street. Nonconforming as well? *Draper: Actually approved.*

Sugimura: Not drawn to scale. *Lizza: driveway only 18' nonconforming?* *Draper: Garages primary parking for vehicles. Driveway areas to access garages.*

Structure near rear fence? Side door access to what? Dumpster has to be on property but not counted as lot coverage? *Draper: Dumpsters not incorporated into lot coverage. Just impervious ground surfaces.* *Sugimura: Older project not identified trash.*

What about snow last year? *Draper: On site.*

**OPEN PUBLIC COMMENT:** Rebecca Buccowich, apartment tenant, June Lake resident for 30 years. Swim spot is hot tub where can swim against current. Never needed snow removal except once last year. South side of building melts very quickly, grass appears. Neighbor with flooding issue is in meadow part of June Lake, lot slopes down, building poorly planned. Puts snow on vacant lot next to his property. Side door accesses tenant hallway. Parks in garage for access. Structure by fence temporary. If approved, materials for project or for buyer if project denied. Snow removal so not so icy.

Applicant's contract? *Buccowich: Just for herself. Tenants work together. Owner wanted to attend but had frustrating meeting with Draper. Thought just a temporary spa.*

Sugimura: CUP runs with property. Situation today could change if discontinuation would expire use. Property owner submitted CUP on her behalf. Contract for entire property. **CLOSE PUBLIC COMMENT.**

**DISCUSSION:** Robertson: Lot coverage includes impervious, unsure of one nonconformity for another.

Lagomarsini: Interpretation of walkways as impervious is appropriate. Concerns about tenant running snow removal contract for whole property, but landowner instead? Could set bad legal precedent. Inclined to move forward.

Roberts: Familiar with property structures when built. Thought to be well done with covered parking. Extra walkways inadvertent, not intended to increase lot coverage. No problem with proposal. Familiar with owner and tenants.

Lizza: Lot's super constrained, storage in front of garages, dumpster in front makes space only area for snow storage on property. Pile it up, take it elsewhere. Snow removal operations fairly stressed. Snow-load capabilities a concern. Conditions: Call out off-site snow removal. Dates Nov 15-April 15.

Milovich: If CUP terminated, what action would not take place: snow removal. *Sugimura: Off-site not conducted in two years.*

Milovich: If off-site not used? *Sugimura: Contract in place.*

Robertson: Another use in footprint, another snow removal contract? *Sugimura: Yes.* Milovich: Setting precedent with impervious

Bush: Pool is a want not a need. Nonconforming to nonconforming. One tenant speaking for whole building. If vehicles there, not storage. Need building owner present. Not support, not want to set precedence.

***MOTION:*** Find that project does not meet findings, therefore deny. *(Roll-call vote: Ayes: Bush, Lagomarsini, Roberts, Robertson. Nay: Lizza.)*

**B. EXPANDED HOME OCCUPATION PERMIT 19-001/CAMPBELL** would allow welding fabrication including, but not limited to, equestrian panels, corral gates, and accessories with outdoor storage of materials and finished products at 646 Valley Road (APN 026-291-002) in Chalfant. The property is approximately 0.77 acres with a land use designation of Rural Mobile Home. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. *Staff: Jake Suppa*

Jake Suppa introduced project. Approving business licenses is part of job, caught at that stage. Many of criteria met. Notice of 300' to owners. Two opposition, five support letters. Past compliance case brought up on inoperative vehicle storage. He showed location of commenters. DMV documentation provided for all vehicles and trailers, so compliance case in 2017 was closed. Proposed storage area 40' x 40'. Privacy fence shields storage area. General Plan consistency findings were met. Alternate findings not met. Based on findings, Conditions of Approval met.

Proposal to allow welding of "accessories?" Permit to store or have business? Could become auto repair shop? *Suppa: Specific to corrals, panels, etc. Would be totally different project. Outdoor storage triggers this process. No outdoor fabrication proposed. Open garage door would affect fire separation. Window for ventilation.*

Would open up to other areas of welding? Milovich: PC could put restrictions but not so many as to limit type of business to conduct.

Sugimura: If change welding business to remain within scope, would be consistent with this permit. If bring in vehicles, store on site would be outside scope.

Milovich: PC can't say what can or cannot weld.

How would working on vehicle be? *Criss: Storage area limited to materials of finished/unfinished product. Vehicles in area would not fit.*

Milovich: Car is finished product.

Allowing corrals, not anything else. If other, violating? Sugimura: Activity is welding and business, but also outdoor storage. Rest of project falls within regular home occupation.

Milovich: Can't limit what's in storage space.

Storage relate to business license? *Suppa: Business license funneled through finance office. Only inconsistency was outdoor storage.*

Lagomarsini: Vaguely knows applicant. Concern about storage is vermin, so many critters out there. Find fun place to hang out. Way to address issue like bunch of cats? Anything piled up attracts animals. *Suppa: Firewood storage could attract rodents but metal piping not attractive nuisance.*

Store raw materials? *Suppa: From Ridgecrest. Applicant will deliver to buyers, so vehicle trips remain consistent.*

What storage is permitted besides wood? *Suppa: Depends on definition; e.g., as long as lot is developed, allowed registered vehicles. If inoperative, have 200' threshold.* Criss: Scrap building materials OK.

Storage area not enclosed? *Suppa: True. Future ability.*

Bush: Home occupations graduated into shop (not live there). Could run businesses. *Suppa: As long as meets occupancy rating.* Criss: Criteria like extra traffic for neighborhood. Extra vehicles, customers coming. *Robertson: Changes to commercial use. People not coming there for guy stuff.*

Sugimura: Evaluate whether odors, noise, traffic beyond normal use. Welding in structure on residential property. Not need to be in home dwelling. *Suppa: No customer interaction, store front, signage.*

How deliver product? *Suppa: allowed two vehicles up to one ton.* Sugimura: Allows ancillary structures to be part of 'home occupation. *Criss: Home occupation revised a few years back.*

Milovich: If PC isn't comfortable, could limit type of business on land-use basis. Has to be tied to land use.

Bush: Creep of land use designations. OK with stated purpose, but if expanded, protect neighbors who might not want something different. Pay attention to descriptions.

Lagomarsini: Add condition that maintains fencing for visual screening. *Suppa: Maintain agriculture component.*

Robertson: Storage not higher than fence.

Lizza: No problem with outdoor storage that's not visible. Item G. *Suppa: Consider gaseous hazard threshold of 200'. OK if meets CUPA standards.*

Lagomarsini: FPD could say it notices that stuff is there.

Lizza: In dwellings, not buildings. *Suppa: Agriculture area would find more appropriate than any other No oversight or ability to control that.*

Lagomarsini: Verbiage on dwelling, ancillary structure, building. Use same phrase on all of these for consistency. Inconsistent terminology in Code causes problems.

**OPEN PUBLIC COMMENT:** Justin and Sarah Campbell, applicants, lifelong residents of Chalfant, very familiar with area. Saw void in pipe/corral world, saddle racks, shelters with corrals, ag-type products. Less-than-stellar relationship with few neighbors. Plan is customers not come to residence. Call or purchase online, deliver. Haul in materials. Have some basic stuff on hand, beyond would be built-to-order. Visible only on Campbell property.

If limited to ag, would be OK? *Justin Campbell: Yes. Not allowed to impact neighborhood with added traffic or noise.* Bush: 40 'x 40' would hold 10 cars.

Metal art? *Sarah Campbell: Yes. Interior or small-scale items.* Bush: Small-scale art, fabrication.

Art in storage area? *Limit storage to ag-style equipment.*

Justin Campbell: Goal is out of sight, nothing piled around garage. *Bush: Storage area just for materials/goods, no cars.* Milovich: Home occupation says two vehicles.

Roberts: Well-screened storage area reduces visual impacts.

Sugimura: Adding condition on outdoor storage ag products and storage thereof.

Trailers? *Justin Campbell: A couple.*

Sarah Campbell: Complaint letters: Family dynamic between two commenters, one former owner of property. Smaller the community the more the drama. Appreciate fair process. Willing to make it as foolproof as possible, even adding extra fencing. Will add solid fence to remove complaints. Welding with door open OK? *Bush: Garage front visible to Valley Road. Biggest problem would be noise. Saw no problem if stay under radar.*

Justin Campbell: Noise 55 day, 50 night. Where measured from? *Criss: Typically property line of sensitive receptor.* Justin Campbell: Window by weld table. Garage has good setback from road. **CLOSE PUBLIC COMMENT.**

**DISCUSSION:** Lagomarsini: Add maintain fencing, not store higher than fencing, maximum two trailers.

Sugimura: Added conditions (see Motion).

**MOTION:** Make required findings in staff report; find that project qualifies for CEQA guidelines exemption 15301 and direct staff to file Notice of Exemption; approve Expanded Home Occupation Permit 19-001/Campbell subject to conditions of approve including modified conditions: 1) Maintain privacy fencing around the storage area; 2) outdoor storage shall not exceed the height of the fence; 3) permitted products in the storage area shall be related to or supportive of the rural agricultural character use and aesthetic of the local area; and 4) no vehicles shall be kept in the storage area except trailers necessary for the handling and delivery of the permitted product. (*Lagomarsini/Bush. Roll call: Ayes: Robertson, Lagomarsini, Bush, Roberts, Lizza.*)

**5. WORKSHOP:** None

## **6. REPORTS**

**A. DIRECTOR:** 1) Former commissioner Mary Pipersky has terminal cancer, card going around; 2) Tioga Inn in late February, maybe public meeting on FEIR, comments will be provided to PC but not change FEIR. Special PC meeting in Lee Vining in late March; 3) Colitas to BOS Feb. 4, controversial, BOS may adjourn meeting to Antelope Valley; 4) Cargo container at June Lake, short-term rental permits; 5) Cannabis in Tri-Valley; 6) ORMAT Use Permit expiration, if in compliance do as minor amendment; 7) Highlands SP amendment and Tentative Tract Map; 8) Dog/cat boarding in Benton. 9) Hailey Lang moved to Central Valley, recruiting new planning analyst. Meanwhile, former employee Cedar Barager is on board part-time.

**B. COMMISSIONERS: Robertson:** Baby 5 weeks old now. **Lagomarsini:** RACE internet service in Chalfant Valley. **Bush:** AV too. Wants Caltrans cleanup sign. **Lizza:** Shut down Mono Market for two months. Working on projects. Negative impact on community but needs break.

## **7. INFORMATIONAL**

**8. ADJOURN** at 12:43 pm to regular meeting February 20, 2020

*Prepared by CD Ritter, PC clerk*

# Mono County Community Development Department

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## Remote Meeting Procedures

**Instructions for observing the meeting only (no commenting):** 1) Click on the “live video” link found on the email/calendar posting for the meeting or 2) search “Mono County Granicus” and click on that link or [here](#) which will bring up the webpage with all live stream County meetings, find the appropriate meeting under “Upcoming Events” (Planning Commission – special meeting for April 16, 2020), and click on “View Event”.

**Instructions for joining the videoconference meeting with option to comment:** Click the weblink provided in the agenda or go to <https://zoom.us/join> and input the *Meeting ID* posted on the agenda. Audio conferencing options will pop up; join through your computer speaker and microphone, or by phone by dialing (669) 900-6833 and entering the same *Meeting ID* that is posted on the agenda.

**Instructions for joining the meeting by phone only (not video) with option to comment:** Dial (669) 900-6833 and enter same *Meeting ID* posted on the agenda.

### Upon Meeting Entry

- All participants will be muted and video will be off. *Please remain muted and keep your video off until asked to speak by the meeting moderator.*
- Participants may only chat with the host.

### To comment

- **Time Limits:** Please limit comments to the time specified by the Chair. Do not restate points that have already been made; instead, state your agreement with previous speakers.
- **On the Zoom videoconference meeting:** When the Chair calls for public comment, please select “Chat” at the bottom of the screen and then select “Raise Hand.” Wait for the meeting moderator to call your name and unmute you. At that time, you may turn on your video if you wish. Once you have finished speaking, please turn off your video and mute yourself.
- **On the phone:** When the Chair calls for public comment, please dial \*91 to raise your hand and be placed in the comment queue. Wait for the meeting moderator to ask you to speak and unmute you. Once you have finished speaking, please mute yourself.
- **Written comments:** Please limit comments to 250 words or less and email to [cddcomments@mono.ca.gov](mailto:cddcomments@mono.ca.gov). Comments received after 3 pm Wednesday the 15<sup>th</sup> and before the final Commission vote shall be read orally by staff into the record. Please note that if your written comments are longer than 250 words, they will be summarized by staff.
- **Written comments received by 3 pm Wednesday April 15<sup>th</sup>** will be posted to the meeting website on the Mono County calendar and sent to the email distribution list.
- **Presentation materials** must be submitted by 3 pm Wed., April 15<sup>th</sup> to be shown at the meeting.

### Meeting Decorum and Ground Rules

- Verbal comments and video must remain respectful and appropriate with the same expectations as a physical meeting.
- Participants shall remain muted and with video off until asked to speak by the meeting moderator.
- The connection for egregiously disrespectful behavior will be terminated immediately with no warning.
- Other disruptive behavior will receive one warning before the connection is terminated.

**Technical Support:** For technical support during the meeting, email [cddcomments@mono.ca.gov](mailto:cddcomments@mono.ca.gov), post a comment to the host in the Zoom chat room, or call (760) 924-1800.



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April 16, 2020

**To: Mono County Planning Commission**

**From:** Gerry Le Francois, Principal Planner  
Wendy Sugimura, Planning Director  
Michael Draper, Planning Analyst  
Sandra Bauer, CEQA Consultant

**Re: PUBLIC HEARING: Consideration of Tioga Inn Specific Plan Amendment #3 (Project) and Final Subsequent Environmental Impact Report (SEIR)**

## **I. RECOMMENDATION**

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1. Hold the public hearing, receive public testimony, deliberate the project, and make any desired changes.
2. Adopt Resolution R20-01 making the following findings and recommending 1) adoption of Tioga Inn Specific Plan Amendment #3 and the Mitigation Monitoring and Reporting Program with any desired modifications as identified in Section One of R20-01, and 2) certification of the Final Subsequent Environmental Impact Report:
  - A. Having reviewed and considered all information and evidence presented to it including public testimony, written comments, the Final SEIR (Attachment 1), staff reports and presentations, the Planning Commission finds, as set forth in Section Two of Resolution R20-01 (Attachment 2), that:
    1. The proposed changes to the Tioga Inn Specific Plan are consistent with the text and maps of the General Plan,
    2. The proposed changes to the Tioga Inn Specific Plan are consistent with the goals and policies contained within any applicable area plan,
    3. The site of proposed change in the specific plan is suitable for any of the land uses permitted within the proposed specific plan,
    4. The proposed changes to the Tioga Inn Specific Plan are reasonable and beneficial at this time, and
    5. The proposed changes to the Tioga Inn Specific Plan will not have a substantial adverse effect on surrounding properties.
  - B. The Planning Commission finds that the Tioga Community Housing Project Final Subsequent EIR (FSEIR; Attachment 1) has been prepared for the Tioga Inn Specific Plan Amendment #3 in compliance with CEQA and that the FSEIR reflects the County's independent judgment and analysis. The Planning Commission further finds that the FSEIR has been presented to, and reviewed by, the Planning Commission and is adequate and complete for consideration by the Board of Supervisors in making a decision on the merits of Tioga Inn Specific Plan Amendment #3, and for making the findings substantially in the form set forth in Exhibit A of Resolution R20-01 (Attachment 2).
  - C. The Planning Commission recommends that the Board of Supervisors: 1) make the findings and statement required by 14 CCR §§ 15091 and §15093, substantially in the form set forth in Resolution

R20-01; 2) certify the Final SEIR; 3) adopt the Mitigation Monitoring and Reporting Program as modified; and 4) approve Tioga Inn Specific Plan Amendment #3 as modified.

Alternatively, if the Planning Commission chooses not to recommend Tioga Inn Specific Plan Amendment #3 for approval, either all or in part, and/or the FSEIR for certification, the Commission must articulate which findings listed in section A above, or in the CEQA findings attached as Exhibit A to Resolution R20-01, cannot be made. Any denial (i.e., decision not to recommend the project to the Board of Supervisors for approval) by the Planning Commission must specify the standards not met and be supported by substantial evidence in the record. In the event the Commission chooses not to recommend the project for Board approval, staff may request a short recess to assemble the findings for action by the Planning Commission.

## **II. REQUEST TO POSTPONE THE PROJECT**

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At its April 8, 2020, meeting, the Mono Basin Regional Planning Advisory Committee (MB RPAC) approved a letter (4 ayes, 1 nay, 1 recusal/abstention) to the Planning Commission requesting the public hearing on the Tioga Inn Specific Plan Amendment #3 (Project) and FSEIR be postponed to a later date due to the COVID-19 pandemic (Attachment 3). The MB RPAC engaged in a very thoughtful and honest discussion about the potential positives and negatives to delaying the hearing and recognized the many impacts of and uncertainties in taking such an action. The Planning Commission should consider this request and determine whether to postpone the hearing.

The County has no procedural or administrative basis to further delay the project and notes that the project has previously been delayed several times (and additional public meetings have been held) at the request of the public, including an extension to the Draft SEIR comment period, postponement of the release of the FSEIR until after the 2019 Christmas holidays, an advanced release of the FSEIR in late February 2020 to voluntarily provide review time, additional public meetings for both the DSEIR and FSEIR, and the original Planning Commission public hearing date of March 23 was delayed due to the fact that the COVID-19 pandemic was then just beginning in California and Mono County and procedures had not yet been established to enable video meetings.

In addition, Tioga Inn Specific Plan Amendment #3 is a housing project, and the California Governor's Executive Order N-33-20 identifies housing projects as "essential business" that should move forward during the COVID-19 pandemic.

Given the foregoing, the recommendation is to proceed with the public hearing. However, the Planning Commission could also determine that the unprecedented COVID-19 pandemic warrants changes to standard processing procedures. The Board of Supervisors has not given direction on this policy matter and staff will provide a verbal update if any direction becomes available.

## **III. DOCUMENT AVAILABILITY**

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The Tioga Inn Specific Plan Amendment #3 and corresponding Tioga Community Housing Project Subsequent Final Environmental Impact Report (FSEIR) are available on the Mono County website. The links are provided below:

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

The document in the link above is broken down into the following sections for ease of viewing:

- 1 FSEIR, sections 1-5
- 2 FSEIR, sections 6-8
- 3 Appendix A
- 4 Appendix B, 1 of 3
- 4 Appendix B, 2 of 3

- 4 Appendix B, 3 of 3
- 5 Appendix C
- 6 Appendix D
- 7 Appendix E
- Tioga Inn Specific Plan Amendment #3
- Complete Specific Plan & DSEIR document
- DSEIR Table of Contents
- DSEIR Chapters ONLY
- DSEIR Appendices ONLY
- Exhibit 3-3. Project Site Plan
- Exhibit 4-1. Site Context Map
- Exhibit 5.1-2. Conceptual Grading Plan
- Exhibit 5.2-1. Conceptual Drainage Plan
- Exhibit 5.3-6. Open Space Plan
- Exhibit 5.5-5. Proposed Land Use Plan, Amendment #3

#### **IV. PROJECT LOCATION, LAND USES & HISTORY**

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The proposed Tioga Inn Specific Plan Amendment #3 (Project) is located at 22 Vista Point Drive, close to the intersection of SR 120 and US 395 and about ½ mile south of Lee Vining. The Project is located in roughly the geographic center of Mono County, which covers an area of 3,132 square miles on the eastern slopes of the Sierra Nevada mountain range in east central California. The site is located in the southeast quarter of the northwest quarter, and the southwest quarter of the northeast quarter of Section 14, Township 1 North, Range 26 East (MDBM). See Figure 1 for the subject property.

The subject property consists of four parcels and totals approximately 67 acres in size. The Tioga Inn Specific Plan land uses include residential, convenience store / gas station, restaurant, hotel / conference, open space preserve, open space facilities, and open space support.

Figure 1 Subject Property



## **SURROUNDING LAND USES**

To the west of the project site is open space owned and managed by Southern California Edison (SCE). To the north, east, and south of the project site is open space land owned and managed by Los Angeles Department of Water and Power (LADWP).

## **EXISTING SPECIFIC PLAN & HISTORY**

The Tioga Inn Specific Plan was originally adopted in 1993 on the basis of providing a full range of services and facilities for tourists. Current entitlements (i.e., uses that were approved in 1993) include a 120-room hotel, a 100-seat restaurant, a convenience store and gas station, up to 10 units of residential housing, and ancillary uses to operate the project. See Figure 2 for the original land uses approved in 1993.

### **AMENDMENT #1 in 1995**

Tioga Inn Specific Plan Amendment #1, which was approved in 1995, shifted the location of the water storage tank, allowed a two-bedroom apartment above the convenience store, and revised phasing to allow construction of the convenience store before the hotel.

### **AMENDMENT #2 in 1997**

Tioga Inn Specific Plan Amendment #2, which was approved in 1997, included the following changes:

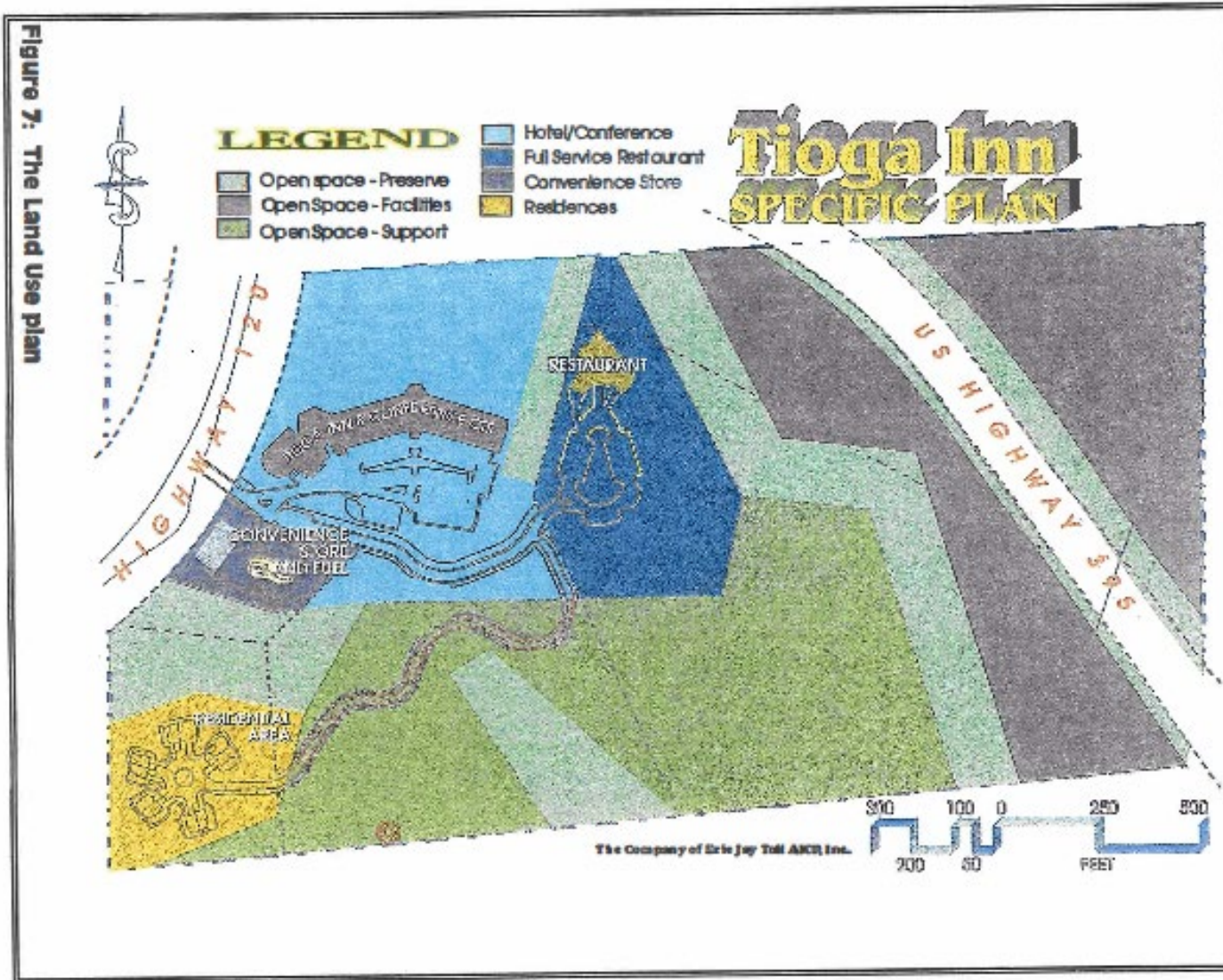
- Clarified the location of the full-service restaurant.
- Affirmed that water and sanitation services could not serve projects other than the Tioga Specific Plan.
- Prohibited project access onto US 395.
- Clarified Specific Plan financing.
- Included public restroom/shower/laundry facilities as allowed uses in the hotel.
- Established development standards for the hotel and for the full-service restaurant.
- Provided new details regarding the Master Sign Program.
- Provided new details regarding night lighting.

### **DIRECTOR REVIEW PERMIT in 2012**

In 2012, a Director Review permit, DR 12-007, was approved to 1) recognize other modifications to the convenience store/deli and to allow for a 316-square foot expansion of the kitchen area; 2) require the expansion to match existing building material, colors, and roof height; 3) affirm that Chapter 23 Dark Sky Regulations apply to the project; and 4) mandate any future improvements and or expansions would be a specific plan amendment.



Figure 2 Tioga Inn Specific Plan land use plan approved in 1993



The Company of Eric Jay Toll AKR - 1000 East William, Suite 407 - Carson City, Nevada 89701 - 702.803.8987

May 24, 1993

**TIOGA INN SPECIFIC PLAN  
AND FINAL ENVIRONMENTAL IMPACT REPORT**  
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## **V. TIOGA INN SPECIFIC PLAN AMENDMENT #3 PROJECT DESCRIPTION**

### **PROJECT OBJECTIVE**

The approved Tioga Inn Specific Plan objective is to provide central Mono County with an inclusive resort facility that can draw upon north-south traffic traveling through Mono County as well as Yosemite-oriented visitor traffic traveling over Tioga Pass. The facility is intended to provide a complete range of services for the Mono Basin visitor including accommodations, meals, vehicle fuel, supplies, meeting/banquet rooms, and business center facilities. The resort hotel is designed to serve both the transient traveler and those whose destination includes the Mono Lake Basin or Yosemite National Park. The project is also intended to serve local residents with meeting facilities, a swimming pool that can be used by school swim teams and area swim clubs, and a full-service restaurant.

The proposed Tioga Inn Specific Plan Amendment #3 (Project) objectives, if approved, will be added to the Specific Plan objectives described above. These Project objectives are to substantially increase workforce housing on the project site to provide housing for employees of onsite uses (hotel, full-service restaurant and other) as well as offsite land uses in the larger community; to achieve the development goals of the original 1993 Tioga Inn Specific Plan, adapted to current needs; to lower energy costs and increase the energy- and water-efficiency of existing and future uses on the project site; and to maintain onsite infrastructure in good condition and ensure that sizing is adequate to meet existing & future needs.

Implementation of the Specific Plan (as amended from its original iteration) is intended to add to the area's economy through increased employment opportunities, provision of additional needed motel rooms during peak months, and provision of additional rental housing. Visually, the objective of the project is to blend into the natural setting through careful structure siting, and architecture and landscaping complementing the environment.

### **PROPOSED PROJECT DESCRIPTION**

The proposed Project presented for the Commission's consideration encompasses multiple elements which are more thoroughly outlined below. Note that the hotel, restaurant, and 10-unit residential components are existing entitlements (i.e., approved in 1993), and are not a part of Amendment #3. See Figure 3 for the proposed site plan for the preferred alternative (Alternative #6) under Amendment #3.

Tioga Inn Specific Plan Amendment #3 proposes the following modifications:

1. **WORKFORCE HOUSING:** Allow up to 150 new workforce housing bedrooms in up to 100 units (including one manager's unit with up to 4 bedrooms);
2. **GAS ISLAND:** Allow construction of a third gas pump island with 4 new fueling stations, one new underground gasoline storage tank and an overhead canopy and lighting;
3. **WATER STORAGE:** Allow demolition of the existing 300,000-gallon water storage tank and its replacement with a new 300,000-gallon water storage tank on a pad located in the same approximate location as the existing tank;
4. **PARKING:** Allow additional parking to serve oversize vehicles, park & ride vehicles, ESTA & Yosemite transit;
5. **INTERNAL ACCESS:** Realign the road providing access to the existing hilltop residential area and reconfigure lanes and turning areas near the main entry to eliminate conflict between the hotel and the gas station/convenience store;
6. **SANITATION & REUSE:** Replace the septic tank with a new package wastewater treatment facility including new subsurface irrigation facilities and retention of the existing leach field for disposal of surplus treated water;
7. **PARCEL BOUNDARIES:** Modify the acreage and boundaries of the four parcels;

8. PROPANE: Replace the five existing propane tanks (combined 2,500-gallon capacity) with a new 30,000-gallon propane tank to meet demand for onsite heating and offer commercial propane sales to area residents and businesses;
9. EQUIPMENT & PERSONAL STORAGE: Construct a new building for storage of residents' items and maintenance vehicles and equipment.

## **PROPOSED PROJECT PHASING**

With regard to the community housing component of Amendment #3, a phasing plan is proposed to allow a certain number of units for current employees and/or future housing for construction workers during hotel development. A total of 100 units are permitted subject to the phasing plan below:

- Phase 1 would permit up to 30 units once grading is complete for the whole community housing site. The 30 Phase 1 units would be available for use by construction workers during the hotel and restaurant construction process, and then available for rent.
- Phase 2 provides for the initiation of 40 units at the time that a building permit application is submitted to Mono County for construction of the hotel.
- Phase 3 would permit the remaining 30 units when units in Phases 1 and 2 reach a combined 80% occupancy rate (i.e., when 56 of the Phases 1 and 2 units are rented).





## **VI. ENVIRONMENTAL REVIEW**

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The County of Mono is the Lead Agency and has determined that proposed amendments to the 1993 Tioga Inn Specific Plan constitute a 'project' subject to CEQA as defined in the CEQA Guidelines §15060, and require the preparation of a Subsequent EIR (SEIR) consistent with the requirements of CEQA §15162 (see Draft SEIR for a full analysis on the applicability of CEQA §15162).

In compliance with CEQA, the SEIR focused on: (1) substantial changes in the proposed project that may involve new significant effects or substantially more severe environmental effects than were previously analyzed; (2) changes in the project circumstances that may involve new significant effects or substantially more severe environmental effects than were previously analyzed; (3) new information that was not, and could not have been, known in 1993 that shows one or more new significant environmental effects; or effects that are substantially more severe, or feasible alternatives and mitigations that were previously judged infeasible, or feasible alternatives and mitigations that would substantially reduce one or more significant effects.

This SEIR does not consider or analyze previously approved project elements (including the 120-room hotel and the full-service promontory restaurant) that have not changed since the 1993 approvals were granted except through the cumulative impact analysis.

The Tioga Community Housing Project Subsequent Environmental Impact Report (SEIR; Attachment 1) includes the following components:

1. Tioga Workforce Housing Draft SEIR and Tioga Inn Specific Plan Amendment #3 dated July 17, 2019.
2. Tioga Community Housing Project Final SEIR and Tioga Inn Specific Plan Amendment #3 dated February 28, 2020.

The Draft SEIR for the Tioga Inn Specific Plan Amendment was circulated locally for the maximum public comment of 60 days from June 14 through August 13, 2019, which coincided with the State Clearinghouse comment period. The public comment was subsequently extended to August 21, 2020, due to public requests and a technicality with the publication date. A total of 904 comment letters were received. Those comments, and responses to the comments, are contained in the FSEIR document.

### **SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT**

The FSEIR proposes mitigation measures to reduce impacts to the lowest feasible levels. Nevertheless, five potentially significant unavoidable environmental effects that cannot be reduced to a less-than-significant level were identified as follows:

1. Hydrology: Exposure of people and structures to catastrophic mudflows resulting from a volcanic eruption.
2. Biological Resources: Cumulative impacts (only) to deer movement in the project region.
3. Public Services: Exposure of pedestrians and cyclists to unsafe travel conditions between the project site and Lee Vining.
4. Traffic: Significant unavoidable impacts associated with turning movements from eastbound SR 120 onto northbound US 395 (with or without the project).
5. Aesthetics: Project impacts on scenic and visual resources and on light and glare.

CEQA guideline 15093 "requires the decision-making body to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project." If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable" through a Statement of Overriding Considerations.

Based on the above, Mono County is required by CEQA to adopt a Statement of Overriding Considerations which is included as Exhibit A to Resolution R20-01 in Attachment 2.

## **MITIGATION MONITORING AND REPORTING PROGRAM**

CEQA Guidelines §15091(d) requires lead agencies to adopt a program for reporting on monitoring the changes it has made in a project or made a condition of project approval to avoid or substantially lessen significant environmental effects. These “mitigation measures” must be fully enforceable, generally through permit conditions or agreements, and are contained in a project’s Mitigation Monitoring and Reporting Program (MMRP). Accordingly, an MMRP has been prepared for the project and is to be adopted concurrently with the requisite CEQA Findings and Statement of Overriding Considerations pursuant to Public Resources Code Section 21081(a)(1). The MMRP will be used by the County to track compliance with the project mitigation measures. The MMRP will remain available for public review during the compliance period, which includes pre-construction coordination, construction, and post-construction documentation.

For Tioga Inn Specific Plan Amendment #3, 45 mitigation measures are required to reduce potentially significant effects to less-than-significant levels on the following eight resources:

1. Geology and Soils
2. Hydrology and Water Quality
3. Biological Resources
4. Cultural Resources
5. Land Use and Recreation
6. Public Health and Safety
7. Public Services, Energy and Utilities
8. Traffic and Circulation

Mitigation measures also apply to the significant environmental effects identified above, but these effects could not be reduced to less than significant levels even with these measures.

All other impact areas are not potentially significant. Any mitigation measures required for these impact areas are proposed in the Final SEIR to reduce impacts to even lower levels.

## **VII. PUBLIC HEARING NOTICE & COMMENTS, AND TRIBAL CONSULTATION**

### **PUBLIC HEARING NOTICE**

Public hearing notices were published in The Sheet on April 4 and 11, 2020 (see Attachment 4). In addition, public hearing notices had been previously published for the March 23, 2020, meeting that was ultimately cancelled, providing additional notice that the Planning Commission would be considering this project.

### **TRIBAL CONSULTATION**

Tribal consultation letters in compliance with SB 18 were originally sent in June 2019, and then courtesy updates specifying Planning Commission meeting dates and anticipated Board of Supervisors meeting dates were sent in early March 2020 and again in late March 2020 after the March 23 date was cancelled.

In addition, the Bridgeport Indian Colony raised concerns about the potential for Tribal Cultural Resources on the site and the Mono Lake Kutzedika’a Tribe requested consultation. The County and CEQA consultant exchanged phone calls and emails with the Kutzedika’a Tribe, and met in person to discuss concerns and potential solutions. Ultimately, voluntary mitigation measures offered by the applicant were accepted by the Kutzedika’a Tribe and included as Mitigation Measure CULT 5.4(a), which provides for, among other things, 50 hours of compensated

time for tribal monitors to train construction crews or monitor the site, with the allocation of time to be at the Tribe's discretion.

## ADDITIONAL PUBLIC COMMENTS

The Planning Division continued to receive comment letters after the DSEIR comment period ended. Since August 13, 2019, an additional 79 comments were received as of the drafting of this staff report (Attachment 5). Sixty of these were generated letters from the same platform described in the FSEIR, and 19 letters were unique. The table below provides a summary of the 60 generated letters. Commenters could select up to seven pre-written comments to include in their letter, shown in the right column. The left column contains a count of many times each comment was included.

#	Comment
51	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.
45	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.
44	The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
42	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.
42	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.
42	The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
41	This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

Of the 18 unique letters, common concerns include aesthetics (13 letters) and the scale of the project being too large (7 letters). Other concerns raised include: increase of noise, increased population for the area (a negative), increased pressure on infrastructure, increased pressure on community services, effects on wildlife (negative), the desire for phased development and phased grading, and for the SEIR to include the approved components in their entirety and provide an alternative to the proposed addition as well as the previous approvals.

The concerns raised by these additional letters are addressed in the Final SEIR either by topic or through responses to individual letters.

## VIII. ADDITIONAL RECOMMENDED MODIFICATION(S)

1. In further response to comments to reduce the aesthetic impact and in consultation with the applicant, it is proposed that mitigation measure AES 5.12 (c-2) be modified as follows to prohibit architectural uplighting that may be allowable under General Plan Land Use Element Chapter 23, Dark Sky Regulations (23.050.F.):

**Outdoor Lighting Plan:** An Outdoor Lighting Plan must be submitted with the building permit application and approved by the Community Development Department before the building permit can be issued. The

Plan shall comply with Chapter 23 of the Mono County General Plan and provide detailed information including but not limited to:

- (a) manufacturer-provided information showing fixture diagrams and light output levels. Mono County has indicated that the fixture type exceptions listed under Chapter 23.050.E (1, 2 and 3) will be prohibited in this project, and that only full cutoff luminaires with light source downcast and fully shielded, with no light emitted above the horizontal plane, are permitted;
- (b) the proposed location, mounting height, and aiming point of all outdoor lighting fixtures; and
- (c) drawings for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the illuminance level of the elevations, and the aiming point for any remote light fixture.

Chapter 23 gives the Community Development Department discretion to require additional information following the initial Outdoor Lighting Plan review. Additional information requirements may include, but are not limited to:

- (a) A written narrative to demonstrate lighting objectives;
- (b) Photometric data;
- (c) Color Rendering Index (CRI) of all lamps and other descriptive information about proposed lighting fixtures;
- (d) A computer-generated photometric grid showing footcandle readings every 10 feet within the property or site, and 10 feet beyond the property lines; and/or
- (e) Landscaping information to describe potential screening.

In addition to the above, the project shall include landscaping to shield offsite views of lighting and shall prohibit [accent uplighting of architectural or landscape features and](#) seasonal lighting displays (including use of multiple low-wattage bulbs) except that seasonal lighting shall be permitted on the north, south and west facing building sides that are not visible to the public viewshed.

- 2. Based on comments from the Land Development Technical Advisory Committee (LDTAC; see below), the following clarification shall be added to the Tioga Inn Specific Plan: When a grading permit for the housing phase of the project is submitted, all necessary underground utilities and infrastructure improvements for the housing project shall be included and completed as a component of the grading permit.

## **IX. LDTAC REVIEW**

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The Land Development Technical Advisory Committee (LDTAC) has met to consider the project application and project revisions in 2015 and 2016. On March 16, 2020, LDTAC met to review the Mitigation Measures and Reporting Program (MMRP) and project conditions, and recommended clarifying the timing of infrastructure installation.

## **X. FINDINGS**

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If the Commission decides to recommend approval of the proposed Tioga Inn Specific Plan Amendment #3, the Commission must adopt the findings and recommendations, modified as desired, contained in Planning Commission Resolution R20-01 (Attachment 2).

## **XI. ATTACHMENTS & WEBLINKS TO DOCUMENTS**

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1. The Subsequent Final Environmental Impact Report (FSEIR) and Tioga Inn Specific Plan Amendment #3 is available on the Mono County website at: <https://www.monocounty.ca.gov/planning/page/tioga-inn-specific-plan-seir>
2. Resolution R20-01 with Exhibits A and B
3. Letter from the Mono Basin RPAC requesting the public hearing be postponed to a later date
4. Public Hearing Notices
5. Public comment letters received after the close of the Draft EIR public comment period
6. Tioga Community Housing Project Powerpoint Presentation

**Attachment 1**  
**Tioga Inn Specific Plan Amendment #3 and FSEIR Staff Report**

The Tioga Inn Specific Plan Amendment #3 and corresponding Tioga Community Housing Project Subsequent Final Environmental Impact Report (FSEIR) are available on the Mono County website. The links are provided below:

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

The document in the link above is broken down into the following sections for ease of viewing:

- 1 FSEIR, sections 1-5
- 2 FSEIR, sections 6-8
- 3 Appendix A
- 4 Appendix B, 1 of 3
- 4 Appendix B, 2 of 3
- 4 Appendix B, 3 of 3
- 5 Appendix C
- 6 Appendix D
- 7 Appendix E
- Tioga Inn Specific Plan Amendment #3
- Complete Specific Plan & DSEIR document
- DSEIR Table of Contents
- DSEIR Chapters ONLY
- DSEIR Appendices ONLY
- Exhibit 3-3. Project Site Plan
- Exhibit 4-1. Site Context Map
- Exhibit 5.1-2. Conceptual Grading Plan
- Exhibit 5.2-1. Conceptual Drainage Plan
- Exhibit 5.3-6. Open Space Plan
- Exhibit 5.5-5. Proposed Land Use Plan, Amendment #3





**RESOLUTION R20-01**

**A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION RECOMMENDING ADOPTION OF TIOGA INN SPECIFIC PLAN AMENDMENT #3 AND THE MITIGATION MONITORING AND REPORTING PROGRAM, AND CERTIFYING THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT**

**WHEREAS**, the Tioga Inn Specific Plan was originally approved and adopted in 1993, amended in 1995 and 1997, and modified pursuant to a Director Review approval in 2012; and

**WHEREAS**, approved entitlements generally include a hotel (two stories, 120 rooms), full-service restaurant, 10 hilltop residential units, gas station with two gas pump islands, convenience store (4,800 square feet), infrastructure, convenience store deli, two-bedroom apartment above the convenience store, and clarifications regarding infrastructure, access, financing, phasing, signage and development standards; and

**WHEREAS**, in late 2016, a Notice of Preparation (NOP) was distributed and a meeting was held to discuss the scope of the environmental analysis for Tioga Inn Specific Plan Amendment #3 which, as originally proposed, included 80 residential units, an increase in the height of the 120-room hotel, and an increase in the size of the promontory restaurant, among other features; and

**WHEREAS**, due to scoping comments, the project was modified to its current iteration, which modifications comprise the proposed Tioga Inn Specific Plan Amendment #3, and include up to 100 housing units, a daycare facility, an increase in Open-Space Preserve acreage, a decrease in Open Space-Support and Open Space-Facilities acreage, three new gas pump islands under one new canopy, the replacement of the existing water tank with a new tank in a different location, the addition of a new 30,000 gallon propane tank, and an onsite wastewater treatment plan with recycled water irrigation; and

**WHEREAS**, the previously approved components (i.e., current entitlements) of the Tioga Inn Specific Plan, which were removed from the project scope after the NOP period, specifically the 120-room hotel and restaurant, are not part of Amendment #3 nor subject to modification; and

**WHEREAS**, a Subsequent Environmental Impact Report (SEIR) was prepared in compliance with the California Environmental Quality Act (CEQA) and a Draft (DSEIR), titled the Tioga Workforce Housing Project, was released on June 14, 2019, initiating the maximum 60-day public comment period provided by CEQA until August 13, 2019, which comment period was subsequently, at the request of the public and due to a publishing date technicality, extended to August 21, 2019; and

**WHEREAS**, public workshops were held on the DSEIR with the Planning Commission in June 2019 and the community in late July 2019; and

**WHEREAS**, a total of 904 comment letters were received during the comment period and responded to in the Final Subsequent Environmental Impact Report (FSEIR), and an additional 79 comment letters were received after the comment period ended and were responded to as part of the public hearing held before the Planning Commission; and



1           **WHEREAS**, the FSEIR was released on February 29, 2020, and, in response to public comment  
2 and suggestions, was re-titled as the Tioga Community Housing Project, and included the new Alternative  
3 #6, which was accepted by the applicant and determined to be the new preferred alternative due to reduced  
4 visual and other impacts, and included other project changes; and

5           **WHEREAS**, none of the project changes require recirculation of the DSEIR under CEQA  
6 §15088.5(a); and

7           **WHEREAS**, the applicant voluntarily held a community meeting on the FSEIR in Lee Vining in  
8 March 2020, at which meeting there were approximately 50 attendees; and

9           **WHEREAS**, on April 16, 2020, the Planning Commission held a duly noticed public hearing  
10 regarding Tioga Inn Specific Plan Amendment #3 and the Final SEIR; and

11           **NOW, THEREFORE, THE MONO COUNTY PLANNING COMMISSION DOES HEREBY  
12 RESOLVE AS FOLLOWS:**

13           **SECTION ONE:** Having reviewed and considered the analysis in the staff report and testimony  
14 provided in the public hearing, the Planning Commission finds that the following modifications are hereby  
15 incorporated into the Tioga Inn Specific Plan Amendment #3 and FSEIR. The Tioga Inn Specific Plan  
16 Amendment #3 and the FSEIR are included as **Exhibit B** and incorporated herein by this reference:

- 17           A. With regard to the Outdoor Lighting Plan required by Mitigation Monitoring and Reporting Plan  
18 measure AES 5.12 (c-2), the following language shall be included: ... In addition to the above, the  
19 project shall include landscaping to shield offsite views of lighting and shall prohibit accent  
20 uplighting of architectural or landscape features and seasonal lighting displays...
- 21           B. With regard to grading permits the following language shall be included in the Specific Plan:  
22 When a grading permit for the housing phase of the project is submitted, all necessary  
23 underground utilities and infrastructure improvements for the housing project shall be included  
24 and completed as a component of the grading permit.

25           **SECTION TWO:** Having reviewed and considered all information and evidence presented to it  
26 including public testimony, written comments, the Draft and Final Subsequent Environmental Impact Report  
27 (DSEIR and FSEIR, respectively), and staff reports and presentations, the Planning Commission finds that:

- 28           A. *The proposed changes in the specific plan are consistent with the text and maps of the General Plan  
29 because:*

30           The proposed changes to the Tioga Inn Specific Plan which changes comprise the Tioga Inn Specific  
Plan Amendment #3 (Amendment) are consistent with General Plan policies directing the County  
to utilize the specific plan process for large-scale projects and of the Land Use Element to contain  
growth in and adjacent to existing community areas (LU Element Objective A, Policies 1, 2). The  
project site is an existing specific plan approved for development and essentially adjacent to the  
existing town of Lee Vining. The amendment is also consistent with General Plan policies for  
amending Specific Plans (Chapter 36 and Chapter 48).

The Amendment is reasonable within the context of providing housing for the approved  
unconstructed commercial uses and compatible with surrounding and proposed development of the

1 Tioga Inn Specific Plan, and do not alter the adopted Tioga Inn Specific Plan in a manner that makes  
2 it inconsistent with the text or maps of the General Plan.

3 Further, the Amendment is consistent with Housing Element programs that require specific plans  
4 for large-scale development within community expansion areas (Mono County General Plan  
5 Housing Element 1.8) and utilize mixed use developments to more efficiently and economically  
6 utilize the County's limited land base for housing (Mono County General Plan Housing Element  
7 1.9).

8 In addition, the Amendment is consistent with the Land Use Element policy which "require[s] future  
9 development ... to provide a fair share of affordable and workforce housing units" through  
10 compliance with the Housing Mitigation Ordinance.

11 B. *The proposed changes in the specific plan are consistent with the goals and policies contained within  
12 any applicable area plan because:*

13 As discussed in both the Draft and Final SEIR documents, the specific plan changes are consistent  
14 with area plan polices. The site is essentially adjacent to Lee Vining and has long been identified for  
15 development, with commercial hotel and restaurant uses approved in 1993. The Amendment  
16 incorporates energy efficient designs such as solar panels, southern orientation, and a graywater  
17 irrigation system, and includes requirements stricter than the General Plan Dark Sky requirements  
18 (Chapter 23) to protect the night sky. Small-town character is preserved by providing housing for  
19 future employees of the approved commercial components so that the existing housing stock is not  
20 impacted and induced growth in the Lee Vining townsite is limited. Further, population estimates  
21 are well within General Plan build-out projections and on the upper end of anecdotally documented  
22 maximum population ranges, and does not exceed generally understood populations definitions of  
23 small towns (e.g., less than 10,000 people). The Amendment also enhances and supports the tourism-  
24 based economy and economic growth in general.

25 C. *The site of proposed change in the specific plan is suitable for any of the land uses permitted within  
26 the proposed specific plan because:*

27 The project site contains existing and approved (but unconstructed) commercial uses and is large  
28 enough to provide a significant portion of needed infrastructure improvements, including roads  
29 meeting fire safe standards (LU Element Chapter 22 and 14 CCR §1273.00, et.seq.), an onsite  
30 wastewater treatment plant, and water supply from wells, among other infrastructure. It is suitable  
for the proposed residential uses (LU Element, Objective A, Policy 1, Actions 1.2; and Housing  
Element Program 1.9), which will provide housing for the approved commercial uses and the  
construction of the residential units is tied to the commercial components in the Amendment. The  
site is appropriate for an expansion of the gas station and the propane tank, as well as the adjustment  
to the land use designations within the specific plan to accommodate the development proposal and  
mitigate biological impacts.

D. *The proposed changes to the specific plan are reasonable and beneficial at this time because:*

The 2017 Mono County Housing Needs Assessment identified a need for 120-170 units to meet  
existing demand and accommodate future employment growth, and the Tioga Inn Specific Plan prior  
to this Amendment provided for 10 housing units for the approximately 187 employees estimated  
to be generated by the approved commercial uses. This Amendment provides up to 100 units, which

1 will house significantly more employees on site and reduce impact to the community's housing  
2 stock. The phasing plan in the Amendment ties the construction of housing units to the construction  
3 of the commercial uses and the demonstrated occupancy of units. Otherwise, housing units are  
4 limited to a maximum of 30 which helps fulfill the identified need of 120-170 units countywide.

5  
6 E. *The proposed changes to the specific plan will not have a substantial adverse effect on surrounding  
7 properties because:*

8 As described in the FSEIR for the project and in the associated Statement of Overriding  
9 Considerations, impacts have been reduced to the lowest possible level. The five significant effects  
10 are limited to impacts to the project site, adjacent transportation routes and rights-of-way, traffic  
11 (which would also occur without the project), wildlife, and the general scenic nature of the Mono  
12 Basin area, with no direct adverse effects to specific surrounding properties. The Statement of  
13 Overriding Considerations is included as **Exhibit A** and incorporated herein by this reference.

14 **SECTION THREE:** The Planning Commission finds that the Tioga Community Housing Project  
15 Final Subsequent EIR (FSEIR) has been prepared for the Tioga Inn Specific Plan Amendment #3 in  
16 compliance with CEQA and that the FSEIR reflects the County's independent judgment and analysis. The  
17 Planning Commission further finds that the FSEIR has been presented to, and reviewed by, the Planning  
18 Commission and is adequate and complete for consideration by the Board of Supervisors in making a  
19 decision on the merits of the Tioga Inn Specific Plan Amendment #3, including making the findings  
20 substantially in the form set forth in **Exhibit A**.

21 **SECTION FOUR:** The Planning Commission recommends that the Board of Supervisors: 1)  
22 make the findings and statement required by 14 CCR §§ 15091 and §15093, substantially in the form set  
23 forth in **Exhibit A**; 2) certify the Final SEIR; 3) adopt the Mitigation Monitoring and Reporting Program  
24 as modified by Section One; and 4) approve Tioga Inn Specific Plan Amendment #3 as modified by Section  
25 One.

26 **PASSED AND ADOPTED** this 16<sup>th</sup> day of April, 2020, by the following vote of the Planning Commission:

27 AYES :

28 NOES :

29 ABSENT :

30 ABSTAIN :

\_\_\_\_\_  
Scott Bush, Chair

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
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## FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

### *For the proposed Tioga Community Housing/ Tioga Inn Specific Plan Amendment #3 Project*

#### I. INTRODUCTION

The requirement for preparing Findings is outlined in CEQA Guidelines §15091, as provided below:

*(a) "No Lead Agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:*

*(1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

*(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*

*(3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

*(b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.*

*(c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subdivision (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.*

*(d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.*

*(e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.*

*(f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.*

When a Lead Agency approves a project that will result in significant adverse effects that will not be avoided or substantially lessened, the Agency is required to balance the unavoidable environmental risks against the economic, legal, social, technological, or other benefits associated with the project. Pursuant to CEQA Guidelines §15093(b) (Statement of Overriding Considerations) if a Lead Agency finds that the benefits of a project outweigh its unavoidable adverse effects, then the adverse effects may be considered "acceptable." Further when an agency approves a project that will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the law requires the agency to make written statements of fact specifying the reasons for its approval, which must be based on the final EIR and/or other substantial evidence and information in the record. Accordingly, the process of balancing adverse effects against potential benefits requires Mono County to make such written findings of fact ("Findings"), and to adopt a Statement of Overriding Considerations. CEQA Guidelines §15093(c) indicates that the statement of overriding considerations should be included in the record of project approval and mentioned in the notice of determination. The Statement of Overriding Considerations is in addition to the Findings required under CEQA Guidelines §15091.

Pursuant to CEQA Guidelines §15093, Section VIII of this document contains a Statement of Overriding Considerations. The statement explains how the Mono County Board of Supervisors, as the decision-making body of Mono County, weighed the economic, legal, social, technological or other project benefits against the significant adverse project impacts as identified in the Subsequent EIR prepared for the proposed *Tioga Community Housing Project/Tioga Inn Specific Plan Amendment #3*. This document also lists and briefly discusses project impacts that are less than significant, and project impacts that are less than significant with mitigation. A table of contents for the Findings of Fact and Statement of Overriding Considerations is provided on the following page.

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## II. FSEIR BACKGROUND AND PROCESS

Preparation of the *Tioga Community Housing Project, Tioga Inn Specific Plan Amendment #3 Final Subsequent EIR* ('FSEIR') began with the distribution of a Notice of EIR Preparation (NOP) and scoping meeting during October 2016. Following review of the 33 NOP comment letters, the project proposal was modified to eliminate proposed changes to the previously-approved hotel and full-service promontory restaurant, increase the proposed number of housing units, incorporate day care facilities, and change the distribution and acreage of open space areas.

The Draft Subsequent EIR ('DSEIR') was subsequently distributed for a two-month public review period that began on 14 June 2019 and closed on 13 August 2019, which was then extended to 21 August 2019. The DSEIR contained a description of the proposed project and proposed amendments to the Tioga Inn Specific Plan, as well as a description of the environmental setting, identification of project impacts, mitigation measures for impacts found to be significant, an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts.

Following close of the DSEIR public review period, the project was further modified in response to changes requested in the DSEIR comment letters.<sup>1</sup> Project modifications included a new Preferred Alternative 6 that was developed with the intent to lessen project impacts on scenic and visual resources, and to lessen project impacts associated with light and glare. The *Tioga Community Housing/ Tioga Inn Specific Plan Amendment #3 FSEIR* describes all project changes made since the DSEIR public review period ended, including the new Preferred Alternative 6.

The completed FSEIR was posted on the Mono County website on 28 February 2020. On 3 March, a workshop was held with the Lee Vining community to review the project changes and overall FSEIR schedule. Comments and questions raised during the 3 March 2020 workshop have been addressed in a Staff Report prepared for the Planning Commission meeting on 16 April 2020.

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<sup>1</sup> In total, 983 comment letters were received including 226 individual letters submitted by agencies, organizations and citizens and 757 'generated' comment letters that utilized a 'generated format' provided by the Mono Lake Committee. Seventy-nine of the 982 comment letters were received too late to include in the FSEIR, but all have been reviewed for any significant new issues and it has been determined that no significant new issues were raised.

### III. SIGNIFICANT UNAVOIDABLE ADVERSE EFFECTS OF THE PROJECT

Analyses provided in the *Tioga Community Housing Project/Tioga Inn Specific Plan Amendment #3 FSEIR* indicate that approval and implementation of the project may result in five significant and unavoidable adverse environmental effects. The significant and unavoidable adverse effects of the *Tioga Community Housing Project/Tioga Inn Specific Plan Amendment #3* project are identified as follows:

Significant Unavoidable Adverse Effects of the Tioga Community Housing Project
<b>HYDROLOGY:</b> Exposure of people and structures to catastrophic mudflows resulting from a volcanic eruption
<b>BIOLOGICAL RESOURCES:</b> Cumulative impacts (only) to deer movement in the project region; direct project impacts on biological resources are less than significant.
<b>PUBLIC SERVICES:</b> Exposure of pedestrians & cyclists to unsafe travel conditions between the Tioga site and Lee Vining.
<b>TRAFFIC:</b> Significant unavoidable impacts associated with turning movements from eastbound SR 120 onto northbound US 395 (this significant impact would occur with or without the proposed housing project)
<b>AESTHETICS:</b> Project impacts on scenic and visual resources, and project impacts on light and glare

The new preferred Alternative 6, in combination with other new project mitigation measures and requirements, will substantively lessen project impacts on aesthetic resources. Additional substantive efforts were made to lessen the significant cumulative project impacts on deer movement, the significant direct and cumulative project impacts associated with unsafe pedestrian/cycling travel conditions between the project site and Lee Vining, and the significant unavoidable and adverse direct and cumulative impacts associated with vehicle turning movements at the SR 120/US 395 junction. However, despite concerted efforts, it was infeasible to reduce any of the significant project impacts to less than significant levels. Findings of Fact have been prepared to address each of the significant unavoidable adverse impacts identified above.

### IV. ADMINISTRATIVE RECORD OF PROCEEDINGS

The Administrative Record serves as the basis on which the Mono County Board of Supervisors determines whether to certify an environmental document, and whether to approve or disapprove a proposed project. California Public Resources Code §21167.6(e) requires that the record of proceedings shall include, but is not limited to, all of the following materials:

CONTENTS OF THE ADMINISTRATIVE RECORD
<i>(1) All project application materials.</i>
<i>(2) All staff reports and related documents prepared by the respondent public agency with respect to its compliance with the substantive and procedural requirements of this division and with respect to the action on the project.</i>
<i>(3) All staff reports and related documents prepared by the respondent public agency and written testimony or documents submitted by any person relevant to any findings or statement of overriding considerations adopted by the respondent agency pursuant to this division.</i>
<i>(4) Any transcript or minutes of the proceedings at which the decision-making body of the respondent public agency heard testimony on, or considered any environmental document on, the project, and any transcript or minutes of proceedings before any advisory body to the respondent public agency that were presented to the decision-making body prior to action on the environmental documents or on the project.</i>
<i>(5) All notices issued by the respondent public agency to comply with this division or with any other law governing the processing and approval of the project.</i>
<i>(6) All written comments received in response to, or in connection with, environmental documents prepared for the project, including responses to the notice of preparation.</i>
<i>(7) All written evidence or correspondence submitted to, or transferred from, the respondent public agency with respect to compliance with this division or with respect to the project.</i>
<i>(8) Any proposed decisions or findings submitted to the decision-making body of the respondent public agency by its staff, or the project proponent, project opponents, or other persons.</i>

(9) The documentation of the final public agency decision, including the final environmental impact report, mitigated negative declaration, or negative declaration, and all documents, in addition to those referenced in paragraph (3), cited or relied on in the findings or in a statement of overriding considerations adopted pursuant to this division.

(10) Any other written materials relevant to the respondent public agency's compliance with this division or to its decision on the merits of the project, including the initial study, any drafts of any environmental document, or portions thereof, that have been released for public review, and copies of studies or other documents relied upon in any environmental document prepared for the project and either made available to the public during the public review period or included in the respondent public agency's files on the project, and all internal agency communications, including staff notes and memoranda related to the project or to compliance with this division.

(11) The full written record before any inferior administrative decision-making body whose decision was appealed to a superior administrative decision-making body prior to the filing of litigation.

CEQA Guidelines §15074(c) requires that Findings must also specify the location and custodian of the administrative record. The administrative record of the *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3* project shall be maintained and shall be available for public review at 437 Old Mammoth Road, Suite P in Mammoth Lakes, California, under the custody of the Mono County Community Development Department (CDD), until the CDD is moved to the new County offices at 1290 Tavern Road, Mammoth Lakes, California. Project files shall also be available at the Bridgeport CDD office at 74 N. School Street, Bridgeport, California.

## V. CONSIDERATION OF THE ADMINISTRATIVE RECORD

In adopting these Findings, Mono County as Lead Agency finds that the *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3 FSEIR* was presented to the Board of Supervisors, as the decision-making body of the County. The Board of Supervisors reviewed and considered the information in the *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3 FSEIR* prior to certifying the *Tioga Community Housing Project, Tioga Inn Specific Plan Amendment #3 FSEIR* and prior to approving the project. By these Findings, the Board of Supervisors ratifies, adopts, and incorporates the analyses, explanations, findings, responses to comments, and conclusions of the Final Subsequent EIR. The Board of Supervisors finds that the *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3 FSEIR* was completed in compliance with the California Environmental Quality Act. The information and conclusions contained in the Findings, in the Statement of Overriding Considerations, and in the Final Subsequent EIR reflect Mono County's independent judgment and analysis.

## VI. PROJECT IMPACTS THAT ARE LESS THAN SIGNIFICANT

**VI.A Impacts that are Less than Significant and do not require mitigation.** Project impacts have been found to be less than significant, with no mitigation requirements, for the three CEQA environmental factors listed below:

1. **POPULATION, HOUSING, EMPLOYMENT.** No significant adverse impacts are foreseen for potential project impacts on Population, Housing or Employment. The project will not induce substantial unplanned population growth in an area, or adversely impact employment or living conditions, in Lee Vining, in the Mono Basin, or in Mono County as a whole, or displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. No Findings or Statement of Overriding Effects are required for these environmental factors.
2. **AIR QUALITY AND GREENHOUSE GASES.** No significant adverse impacts are foreseen for potential project impacts on Air Quality & Greenhouse Gases. The project will not conflict with or obstruct implementation of the applicable air quality plan or result in a cumulatively considerable increase of a criteria pollutant for which the project region is non-attainment, will not expose sensitive receptors to substantial pollutant concentrations, will not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people, will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and will not conflict with an applicable plan, policy or regulation adopted to reduce greenhouse gas emissions. No Findings or Statement of Overriding Effects are required for these environmental factors.

3. **NOISE.** No significant adverse impacts are foreseen for potential project impacts on Noise. The project will not expose persons to or cause a permanent or temporary significant increase in ambient noise levels or result in noise levels exceeding adopted standards, will not expose persons to or generate excessive groundborne vibration or groundborne noise levels, and will not expose people residing or working in the project area to excessive noise levels for a project located in an airport land use plan or (where such a plan has not been adopted) within two miles of a public airport or public-use airport or a private airstrip. No Findings or Statement of Overriding Effects are required for these environmental factors.

**VI.B Impacts that are Less than Significant with Mitigation.** Project impacts have been determined to be less than significant, with mitigation requirements, for impacts associated with the environmental factors listed in this section.

1. **GEOLOGY AND SOILS.** With implementation of the mitigation measures outlined below and in FSEIR §6.5 (Mitigation Monitoring and Reporting Program), no significant adverse impacts are foreseen with respect to the potential for the project to directly or indirectly cause potential substantial adverse effects involving rupture of a known Alquist-Priolo earthquake fault, strong seismic ground shaking, seismic-related ground failure including liquefaction, and/or landslides, as discussed on DSEIR pages 5.1-7 through 5.1-11.

- *Mitigation Measure GEO 5.1(a-1) (Soils): Site specific soils reports with appropriate recommendations for proposed improvements shall be made at the time that improvements are being designed.*
- *Mitigation Measure GEO 5.1(a-2) (Debris Flows): Debris flow mitigation (including debris/desilting/ retention basins and/or rip rap or other mitigative measures) shall be used in any canyon or gully areas where structures would be located.*
- *Mitigation Measure GEO 5.1(a-3) (Seismicity): Due to the project location in a zone of known active faulting, further geotechnical investigations shall be undertaken if soil removal and/or grading expose fault traces. This possibility shall be considered throughout the initial construction planning and earthwork phases.*
- *Mitigation Measure GEO 5.1(b) (Low Impact Development): The Low Impact Development Best Stormwater Management Practices Program outlined in Mitigation HYDRO 5.2(a-6) shall be implemented through the life of the Tioga Specific Plan.*
- *Mitigation Measure GEO 5.1(c) (Supplemental Geotechnical Studies): Additional geotechnical studies shall be prepared, prior to Grading and/or Building Permits approval, to examine subsurface soil and groundwater conditions on all project areas that were not analyzed as part of the 1993 Final EIR. Areas to be studied shall at a minimum include land underlying the workforce housing project, the propane tank storage area, the proposed site of the new water storage tank, and all areas that would be newly impacted by the proposed septic and wastewater treatment system.*

2. **HYDROLOGY AND WATER QUALITY.** With implementation of the mitigation measures outlined below and in FSEIR §6.5 (Mitigation Monitoring and Reporting Program), no significant adverse impacts are foreseen with respect to the potential for the project to directly or indirectly violate water quality standards or a water quality control plan, or sustainable groundwater management plan, or otherwise substantially degrade surface or groundwater quality; violate any wastewater treatment or discharge requirements or require new wastewater treatment facilities; substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume, or a lowering of the local groundwater table level that would impact the production rate of nearby wells, or jeopardize the sufficiency of water supplies to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or substantially alter drainage patterns in a manner that would result in substantial erosion, siltation, flooding or runoff or exceed existing or planned drainage systems; or place housing or structures in a 100-year flood hazard area as mapped on a Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or impede flood flows; or expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, as discussed on DSEIR pages 5.2-15 through 5.2-30. No Findings or Statement of Overriding Effects are required for these impacts. Please see §VII for discussion of the significant and unavoidable adverse impacts associated with the potential for the project to expose people or structures to inundation by mudflow.



- *Mitigation Measure HYDRO 5.2(a-1) (Slope Restoration and Monitoring): The Shrubland Revegetation Plan requirements outlined in Mitigation BIO 5.3(a-1) shall be included as a condition of approval in the building permit issued by Mono County. Purposes of the revegetation plan are to control erosion, reduce offsite runoff flow, control weeds, sequester carbon, enhance aesthetic values and to provide forage and shelter for wildlife.*
- *Mitigation Measure HYDRO 5.2(a-2) (Buffer Zone and Exclusion Fencing): Buffer areas shall be identified and exclusion fencing shall be installed to protect surface water resources outside of the project area, and to prevent unauthorized vehicles or equipment from entering or otherwise disturbing surface waters outside the project area. Construction equipment shall be required to use existing roadways to the extent possible.*
- *Mitigation Measure HYDRO 5.2(a-3) (Minimal Vegetation Clearing): Vegetation clearing shall be kept to a minimum. Where feasible, existing vegetation shall be mowed so that after construction, the vegetation can reestablish more quickly and thereby help mitigate the potential for storm water impacts.*
- *Mitigation Measure HYDRO 5.2(a-4) (Spill Prevention and Response): Mitigation Measure HYDRO 5.2(a-7), which is detailed in Section VI.B.2 below, is designed to protect surface and groundwater quality through spill prevention and response measures features that will effectively reduce the surface and groundwater contamination. The County therefore finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental impact identified in DSEIR §5.2.*
- *Mitigation Measure HYDRO 5.2(a-5) (Onsite Storm Flow Retention): A comprehensive drainage study shall be developed which includes all phases of the project and implements the Low Impact Development Standards outlined in GEO 5.2(b). The project shall incorporate features to remove sediment from stormwater before it is discharged from the site. The project shall retain runoff from new impervious surfaces, and surfaces disturbed during construction. Retention shall be achieved by directing runoff to drywells or landscaped areas that provide infiltration. Sediment removal and retention systems shall be designed to accommodate all runoff resulting from a 20-year storm event of 1-hour duration. It must be demonstrated that the stormwater system is designed in such a way that when the retention capacity is exceeded, runoff leaves the site in keeping with pre-project drainage patterns, and will not cause the design capacities of any downstream drainage facilities to be exceeded.*
- *Mitigation Measure HYDRO 5.2(a-6) (Stormwater BMPs): In compliance with Mono County General Plan Appendix §25.010, the Low Impact Development Best Stormwater Management Practices Program (LID BMPP) provided herein shall be implemented throughout the life of the Tioga Specific Plan. Purposes of LID implementation are to keep polluted runoff water out of the rivers and lakes, use the chemical properties of soil and plants to remove pollutants from water, design subdivisions to clean their own stormwater rather than dumping it into streams or lakes, and preserve the natural water flow of the site beyond required codes and 'business-as-usual'. The measures to be implemented are shown below:*

<b>Low Impact Development Features of the Tioga Community Housing Project</b>	
<b>NATURAL DRAINAGE CONTROLS</b>	<i>Onsite flows will be carried in drainage conveyance facilities located along slopes and collection elements will be sited in natural depressions.</i>
<b>RUNOFF COLLECTION AND TREATMENT</b>	<i>Stormwater runoff will be collected into the new stormwater retention system, which is sized to accommodate a conservative infiltration rate of 5 minutes per inch. Treatment will be provided by bioswales located in the landscaped areas of the parking lot. Additional treatment facilities may be provided including placement of oil removal inserts in the inlets, or a separate oil treatment unit.</i>
<b>ONSITE FLOW RETENTION</b>	<i>Runoff and excess water will be maintained onsite up to the required 20-year storm design standard.</i>
<b>INFILTRATION</b>	<i>Use of rock swales &amp; collection features to enhance filtration of pollutants.</i>
<b>RUNOFF SEPARATION</b>	<i>Channels and/or swales will be used to create a separate between roads and pedestrian paths.</i>
<b>ROAD DESIGN</b>	<i>Road improvements will be the minimum required for public safety and emergency access, and will continue to feature traffic calming features including curvilinear design, low speed limits, posted turn restrictions, high visibility internal signage.</i>
<b>CLUSTER DESIGN</b>	<i>Onsite uses will feature compact design layouts that preserve open space and natural vegetation, and minimize energy costs.</i>
<b>VEGETATION RETENTION</b>	<i>Mature vegetation will be preserved, and native bitterbrush vegetation lost to fire will be replanted and irrigated until established.</i>
<b>SCREENING</b>	<i>The layout of proposed uses, and the design of grading contours, will minimize offsite visibility of</i>

	<i>constructed elements.</i>
<b>WATER USE FOR LANDSCAPING</b>	<i>The project will comply with provisions of the Department of Water Resources Model Water Efficient Landscape Ordinance.</i>

- *Mitigation Measure HYDRO 5.2(a-7) (Spill and Leak BMP Plan): The Spill and Leak BMP Plan below shall be incorporated into and approved as part of the Board Order for the package wastewater treatment plant (WWTP). The plan shall comply with all applicable requirements of the Lahontan Regional Water Quality Control Board, as stipulated in the Board Order, to ensure that onsite facilities have containment and other controls in place to prevent oil from reaching navigable waters and adjoining shorelines, and to contain and treat oil discharges onsite should a spill occur.*

<b>Spill and Leak Best Management Practices of the Tioga Community Housing Project</b>	
<b>SPILLS</b>	<i>Ground surfaces at the gas station and housing area shall be regularly maintained in a clean and dry condition, including snow removal during winter months.</i>
	<i>Drip pans &amp; funnels shall at all times be readily available to gas station customers &amp; staff for use when draining or pouring fluids.</i>
	<i>At least 2 spill containment and cleaning kits shall at all times be readily available and properly labeled, with instructions, at all times for use by gas station customers and staff</i>
	<i>Kitty litter, sawdust or other absorbent material shall at all times be readily available to gas station staff &amp; customers, with instructions that the absorbent material is to be poured onto spill areas, and then placed in covered waste containers for disposal. Wash down of spills shall be strictly prohibited.</i>
<b>LEAK CONTROLS</b>	<i>Drip pans &amp; funnels shall at all times be accessible and readily available for use with stored vehicles.</i>
	<i>Drip pans shall be placed under the spouts of liquid storage containers.</i>
<b>TRAINING</b>	<i>All gas station employees, as well as the housing manager, shall be trained on spill &amp; leak prevention practices annually.</i>
	<i>Signage shall be posted on the gas station service islands requesting that customers properly use, recycle and dispose of materials.</i>
<b>FUELING</b>	<i>Wash down of paved surfaces at the gas station and housing area shall be prohibited in any areas that flow into storm drains.</i>
	<i>Signs shall at all times be posted advising gas station customers not to overfill or top-off gas tanks, and all gas pumps shall be outfitted with automatic shutoff fuel dispensing nozzles.</i>
	<i>Fuel-dispensing areas shall be swept daily or more often to remove litter and debris, with proper disposal of swept materials.</i>
	<i>Rags and absorbents shall at all times be readily available for use by gas station staff &amp; customers in case of leaks and spills.</i>
	<i>Outdoor waste receptacles and air/water supply areas shall be checked by gas station employees on a daily basis to ensure that receptacles are watertight and lids are closed.</i>
<b>WASTE TREATMENT PLANT</b>	<i>WWTP BMPs shall at a minimum include (a) work areas, walkways and stairwells shall be maintained clear of loose materials and trash. (b) Spills such as grease, oil or chemicals shall be cleaned up immediately, (c) Combustible trash (such as paper, wood and oily rags) shall not be allowed to accumulate, (d) All chemicals and combustible liquids shall be stored in approved containers and away from sources of ignition and other combustible materials, (e) Oily rags shall be placed in metal containers with lids, (f) Adequate clearances shall be maintained around electrical panels, and extension cords shall be maintained in good conditions. Remote security scans shall be conducted on a daily basis, with weekly walk-through inspections, bi-annual site reviews, annual BMP plan oversight inspections, and reevaluation of the WWTP BMP plan no less than once every 5 years.</i>
<b>WASHING</b>	<i>No vehicle washing shall be permitted at the gas station or housing area unless a properly designed wash area is provided &amp; designated on the project site.</i>
	<i>If a wash area is provided on the project site, it shall be located near a clarifier or floor sump, properly designed, paved and well-marked. Gas station employees (as well as the housing manager, if relevant) shall be trained in use and maintenance of the designated wash area. Washwaters shall be contained, cleaned and recycled.</i>
	<i>Detergents sold &amp; used at the gas station shall be biodegradable and free of phosphates.</i>

- *Mitigation Measure HYDRO 5.2(b-1) (Wastewater Treatment): Upon installation of the new wastewater treatment system the existing septic tank will be properly decommissioned, and the existing leachfield will be used only for disposal of treated effluent during the winter months when effluent flows are at a minimum and the subsurface irrigation system is suspended due to freezing conditions. Leach field size will be determined by LRWQCB requirements, based on the application rate for the treated wastewater effluent.*
- *Mitigation Measure HYDRO 5.2(b-2):(Leachfield Percolation Standards): Percolation rates for the new leachfield shall be determined in accordance with procedures prescribed by LRWQCB. Where the percolation rates are faster than 5 MPI, the minimum distance to anticipated high groundwater shall be no less than 40 feet, based on information provided by the well logs drilled within 600' of the anticipated disposal location. Note that the criteria for achieving a minimum 40' distance to groundwater with percolation rates faster than 5 MPI was developed for effluent from septic systems, whereas project effluent from the wastewater treatment plant will be secondary treated and denitrified. Thus the required depth to groundwater may be modified during LRWQCB permitting.*
- *Mitigation Measure HYDRO 5.2(b-3) (Effluent Treatment Standards): The package plant shall be designed to produce a treated secondary denitrified effluent achieving a total nitrogen concentration of 10 mg/L. The treatment plant's performance goals for BOD, TSS, T-N, coliform, etc. shall meet the US EPA secondary treatment standards.*
- *Mitigation Measure HYDRO 5.2(b-4) (Title 22 Compliance): Operation of the proposed subsurface drip irrigation system will require either an approved Title 22 engineering report from Division of Drinking Water (DDW), or a letter from DDW stating that the project does not need to satisfy Title 22 criteria; the alternative leach field location shown on the Tioga Workforce Housing Concept Plan shall replace the proposed leachfield location if required for Title 22 Compliance.*
- *Mitigation Measure HYDRO 5.2(b-5) (Groundwater Quality Monitoring): At a minimum, the project will provide 1 upgradient and 2 downgradient monitoring wells, in locations and at depths to be established by the Lahontan Board during the Wastewater Treatment Plant permit approval process. Monitoring well locations and depths of well construction will be as proposed by a licensed hydrogeologist as part of a Work Plan for permitting of the WWTP, as reviewed and accepted by the Board.*
- *Mitigation Measure HYDRO 5.2(b-6) (Nitrogen Removal): In the event that data from the groundwater monitoring wells show a sustained increase in groundwater salinity levels, nitrogen removal systems will be added to the package wastewater treatment system as needed to maintain baseline salinity levels in the underlying groundwater aquifer.*
- *Mitigation Measure HYDRO 5.2(c-1) (Groundwater Level Monitoring): The applicant shall provide Mono County Public Health Department with monthly measurements and recordings of static water levels, airlift pumping water levels, pumping rates and pumped volumes for the onsite wells. The monthly measurements shall be provided to the County for at least the first year to establish a baseline; monitoring shall continue on at least a quarterly basis thereafter.*

**3. BIOLOGICAL RESOURCES.** With implementation of the mitigation measures outlined below and in FSEIR §6.5 (Mitigation Monitoring and Reporting Program), no significant adverse impacts are foreseen with respect to the potential for the project to have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS; or have a substantial adverse effect on any riparian habitat or other sensitive natural plant community identified in local or regional plans, policies, regulations or by the CDFW or USFWS; or have a substantial adverse effect on a state or federally protected wetlands; or conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, as discussed on DSEIR pages 5.3-17 through 5.3-26. Please see §VII for discussion of the significant adverse impacts associated with the project potential to interfere substantially with the movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors.

- *Mitigation Measure BIO 5.3(a-1) (Shrubland Vegetation): Proponent shall prepare a Revegetation Plan for the purpose of returning all areas that are temporarily disturbed by the project to a condition of predominantly native vegetation. Mono County will review this plan for approval within 60 days of the start of project construction. The revegetation plan will, at a minimum, include locally derived seed or plants from the following list of species, in order to emulate remaining Great Basin Mixed Scrub on-site: Jeffrey pine, single-leaf pinyon, antelope bitterbrush, big sagebrush, mountain mahogany, desert peach, wild buckwheat (*Eriogonum microthecum*, *E. fasciculatum*, or *E. umbellatum*), yellow rabbitbrush, silvery*

*lupine, chicalote, basin wildrye, and any of the regionally common needlegrasses. The Plan must also include methods and timing for planting, supplemental inputs including plant protection and irrigation using treated sewage effluent, success criteria that include a return to at least 50% of pre-project native vegetation cover within five years, and a monitoring and reporting program that includes annually collected revegetation progress data, data and trends summary, and photographs for transmittal to Mono County prior to December 1 of each of the first five years following project construction (or until all success criteria are attained). Monitoring data collection and reporting shall be performed by a qualified botanist who has been approved by Mono County. A map shall be included with the Revegetation Plan that shows the location of all areas that will be temporarily disturbed during grading and earthwork.*

- *Mitigation Measure BIO 5.3(a-2) (Rockcross Avoidance): The construction contractor shall be required to install temporary fencing along the western edge of the existing roadway where it approaches the Masonic rockcross population, in order to prevent accidental damage due to incursion by equipment. Fencing shall remain in place through the completion of all construction phases.*
- *Mitigation Measure BIO 5.3(a-3) (Nesting Bird Survey): A pre-disturbance nesting bird survey shall be conducted within seven days prior to the start of vegetation and ground-disturbing project activities, by a qualified biologist, if construction is scheduled to begin during the period March 15 – August 15. All potential nesting habitat within 200 feet (passerine birds) or 600 feet (raptors) from the project-related disturbance limits will be included in the survey. Survey results will be reported to CDFW, Bishop, Mono County, and to the construction foreperson within 24 hours of survey completion, in order to formulate avoidance measures. Appropriate measures (at a minimum including nest buffering and monitoring) will be decided in consultation with CDFW on a nest-by-nest basis.*
- *Mitigation Measure BIO 5.3(a-4) (Badger Survey): A pre-disturbance denning badger survey shall be scheduled within three days prior to the start of vegetation and ground-disturbing project activities. The survey will be performed by a qualified biologist. The survey will include the entire area where disturbance will occur, as well as buffers of 100 feet in all directions. Survey results will be reported to CDFW, Bishop, Mono County, and to the construction foreperson within 24 hours of survey completion, in order to formulate avoidance measures. Unless modified in consultation with CDFW, active dens will be buffered by a minimum distance of 100 feet, until the biologist finds that den occupation has ended.*
- *Mitigation Measure BIO 5.3(a-5) (Pet Enclosure, Pet Leashing, Eviction for Noncompliance): Tenants wishing to have pets shall be required to construct and pay for a fenced enclosure, as approved by property management, to prevent their pet(s) from entering undeveloped portions of the property and (unfenced) adjacent lands. The tenancy agreement for all units will include a common rule of leashing of all pets whenever they exit the housing units or fenced enclosure. Enforcement of the enclosure and leashing requirements shall continue through the life of the project; the penalty for violation of this regulation shall include eviction following two advisory noncompliance notices by the housing manager.*
- *Mitigation Measure BIO 5.3(a-6) (Revegetation of Temporarily Disturbed Areas): The following measures shall be provided for all project areas where temporary disturbance occurs due to earthwork and grading:
  - (a) *TOPSOILS:* During earthwork, topsoil that must be disturbed in relatively weed-free habitats will be removed to a depth of 12" and stockpiled at the margins of temporarily disturbed areas for reuse during replanting. Stockpiles will be used within one year of the completion of construction. During storage, topsoil will be armored to (a) minimize dust emissions, and (b) optimize survival of native seeds during replanting.
  - (b) *SCREENING:* Trees to be planted onsite for screening include native single leaf pinyon, Jeffrey pine, quaking aspen, and seeded mountain mahogany. Non-native Italian poplar sterile male transplants may be used in areas where rapid screening growth is desired. Screening trees will be planted densely to compensate for up to 50% mortality prior to maturation. Irrigation and plant protection will be provided as needed to attain optimal tree growth, tree health, and screening efficacy.
  - (c) *BITTERBRUSH:* Bitterbrush will be a chief component of the planting palette (see the shrubs listed on the amended Plant Palette (see Specific Plan Table 7-13), except adjacent to roads (SR 203 and US 395), where low-growing shrub will be planted to restore plant cover that allows drivers greater visibility of approaching deer. Within 250' of these roads, curl-leaf rabbitbrush and desert peach will be the only shrubs included in revegetation efforts.
  - (d) *SEED MIX ADJACENT TO ROADS:* The seed mix to be used adjacent to roads (including the protected corridor along US 395) shall consist of 1) curl-leaf rabbitbrush (*Chrysothamnus viscidiflorus*, 1-2 ft. maximum ht.) and 2) desert peach (*Prunus andersonii*, 2 ft.), both of which are fast-growing, and currently abundant on-site especially where the soil and vegetation has been disturbed.
  - (e) *WEED CONTROL:* Weed control will be practiced in all temporarily disturbed habitats. Soil stockpiles will be included in weed controls. As the most invasive weeds in the project area are annual species, annual control scheduling will include at least one control application prior to flowering and seed production. If an herbicide is used, it will be done by a licensed applicator. Weed*

control efficacy will be evaluated for the first five years following the completion of construction-related disturbance, during annual monitoring in fall.

(f) **MONITORING:** Landscape plantings shall be monitored over a period of 5 years by a qualified biologist. The progress of revegetation will be evaluated at the end of each growing season and reported with regard to attainment of success criteria: 1) after 5 years, at least six live native shrubs per 4 square meters or 10% total living shrub canopy cover will be present, 2) within screening areas, at least one live tree per 4 square meters will be present, 3) weeds will together establish less than 10% canopy cover in sampled 4 square meter quadrats. If it appears at the time of annual monitoring that any of these success criteria may not be met after 5 years, recommendations for specific remediations including re-planting or additional weed control will be provided in the annual monitoring report.

- **Mitigation Measure BIO 5.3(d-1) (Shielding of Night Lighting):** Night lighting shall be shielded and in compliance with Chapter 23, Dark Sky Regulations, of the General Plan to maintain at existing levels the degree of darkness along the corridor of undeveloped vegetation between Tioga Inn developments and US395. Deer movements across the highway during spring will be facilitated by keeping this corridor open (no linear barriers, no brightly lit signs, no future devegetation or project development) so that movements will be deflected to the east and south of the new housing area rather than back across the highway.
- **Mitigation Measure BIO 5.3(d-2) (Burn Area Restoration):** All areas burned in 2000 within the property (14.8 acres, minus acres that are permanently converted to approved Tioga Specific Plan facilities) will be seeded using locally collected bitterbrush (*Purshia tridentata*), at a rate of 4 pounds/acre pure live seed. In addition, diverse shrubs and grasses with available locally collected seed (acceptable species are: antelope bitterbrush, big sagebrush, mountain mahogany, desert peach, wild buckwheat (*Eriogonum microthecum*, *E. fasciculatum*, or *E. umbellatum*), yellow rabbitbrush, silvery lupine, chicalote, basin wildrye, and any of the regionally common needlegrasses) will be spread, bringing the total application rate to 10 pounds/acre. Seeding will be performed just prior to the onset of winter snows in the same year that project construction is initiated. If, after a period of five growing seasons has passed, a qualified botanist finds that total live cover provided by native shrub and grasses has not increased to 20% above that measured at adjacent (unseeded) burn scar areas, then the entire burn area will be seeded again as described above.
- **Mitigation Measure BIO 5.3(d-3) (Protected Corridor along US 395):** Mule deer mortality along US 395 adjacent to the project site can be minimized by ensuring that the corridor between US 395 and all Tioga project elements (including the hotel, the full-service restaurant, and the workforce housing) remains entirely free of linear barriers, brightly lit signs, and new surface structures (excepting one new above-ground sewage/reclaimed water pump control structure with no more than 100' feet of building area), with no future devegetation of native plant materials. This mitigation measure applies only to lands owned by the project applicant and outside of the approved hotel and restaurant uses.
- **Mitigation Measure BIO 5.3(d-4) (Waste Receptacles):** All waste receptacles will be designed to prevent access by ravens and bears. Signs will be clearly posted informing of the need to secure trash, pets, and stored food from wildlife access. Rental agreements will include restriction against storage of trash or unsecured food items outside residences (including in vehicles) for any length of time.

**4. CULTURAL RESOURCES.** With implementation of the mitigation measures outlined below and in FSEIR §6.5 (Mitigation Monitoring and Reporting Program), no significant adverse impacts are foreseen with respect to the potential for the project to cause a substantial adverse change in the significance of a prehistorical or historical resource; or directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or disturb any tribal cultural resources or sacred lands, or human remains including those interred outside of formal cemeteries; or cause substantial change in the significance of a tribal cultural resource, as discussed on DSEIR pages 5.4-6 through 5.4-11. It should be noted that CULT 5.4(a) is a voluntary measure by the applicant as no evidence of potential tribal cultural resources were found on site.

- **Mitigation Measure CULT 5.4(a) (Discovery of Archaeological Resources):** Prior to initiation of any earthwork on the project site, the Mono Lake Kutzadika'a Tribe shall receive reasonable compensation in an amount equivalent to 50 hours of time and travel costs. The Tribe may use the 50 hours of compensated time for training of the onsite construction crew and/or for tribal monitoring, with the allocation of time to be at their discretion. Additionally, all construction plans that require ground disturbance and excavation shall contain an advisory statement that there is potential for exposing buried archaeological resources which would require implementation of the procedures described below. The interested Tribes shall be notified by postal mail and electronic mail no less than 10 days prior to the initiation of any grading or earthwork. Tribal monitors are invited to observe the work at any time, either as paid professionals within the 50-hour pre-discovery

allotted compensation or as non-paid volunteers. In the event of the discovery of archaeological resources during construction, ground disturbance shall be suspended within a 200-foot radius of the location of such discovery until the area can be evaluated by Tribal cultural resource experts assisted by a qualified archaeologist. The selection of the archaeologist will be approved by Mono County, the Mono Lake Kutzadika'a Tribe, Bridgeport Indian Colony, and the project proponent. The Tribal cultural resource experts and the archaeologist shall be fairly compensated. Work shall not resume in the defined area until sufficient research and data collection are conducted to make a determination as to the significance of the resource. If the resource is determined to be significant and mitigation is required, the first priority shall be avoidance and preservation of the resource. All feasible recommendations of the Tribal cultural resource experts and archaeologist shall be implemented. Mitigation may include, but is not limited to, in-field documentation and recovery of specimens, laboratory analysis, preparation of a report detailing the methods and findings of the investigation, and curation at an appropriate collection facility. Evaluation and recommendations shall be developed in collaboration with the Kutzadika'a Indian Community of Lee Vining and the Bridgeport Indian Colony, and the tribes shall be responsible for determining who will monitor the subsequent ground disturbance. Post-discovery, the tribal monitor shall receive reasonable compensation<sup>2</sup> for time and travel costs, beyond the 50-hour limit allocated for pre-discovery monitoring.

- *Mitigation Measure CULT 5.4(b) (Discovery of Paleontological Resources):* All construction plans that require ground disturbance and excavation shall contain an advisory statement that there is potential for exposing buried paleontological resources. In the event of the discovery of paleontological resources during construction, ground disturbance shall be suspended within a 200-foot radius of the location of such discovery until the area can be evaluated by a qualified paleontologist. Work shall not resume in the defined area until the paleontologist conducts sufficient research and data collection to make a determination as to the significance of the resource. If the resource is determined to be significant and mitigation is required, the first priority shall be avoidance and preservation of the resource. All feasible recommendations of the paleontologist shall be implemented. Mitigation may include, but not limited to, in-field documentation and recovery of specimens, laboratory analysis, preparation of a report detailing the methods and findings of the investigation, and curation at an appropriate paleontological collection facility.
- *Mitigation Measure CULT 5.4(c,d) (Discovery of Human Remains):* No evidence of Native American burials, which are considered Tribal Cultural Resources, was found in the project area. However, unmarked Native American graves may, potentially, be encountered during ground disturbance or excavation. Because no cultural tribal resources have been identified on the project site but the potential exists for subsurface resources that cannot be seen at this time, the interested Tribes shall be notified by postal mail and electronic mail no less than 10 days prior to the initiation of any grading or earthwork, and are invited to observe the work at any time without compensation. All construction plans that require ground disturbance and excavation shall contain an advisory statement that (1) there is potential for encountering human burials, (2) the Indian communities have been invited to observe the work at any time without compensation, (3) if human remains are encountered, all work shall stop immediately and the County shall be notified, and (4) that human remains must be treated with respect and in accordance with State laws and regulations. In the event of the discovery of human remains at any time during construction, by either project personnel or the Tribal monitor, ground disturbance shall be suspended within a 200-foot radius of the location of such discovery and the Kutzadika'a Indian Community of Lee Vining and the Bridgeport Indian Colony shall be notified. California Health and Safety Code §7050.5 stipulates that if human remains are discovered during project work, the specific area must be protected, with no further disturbance, until the county coroner has determined whether an investigation of the cause of death is required. If the human remains are determined to be those of a Native American, the coroner must contact NAHC by telephone within 24 hours. PRC §5097.98 states that NAHC must then notify the most likely descendant community, which then inspects the find and makes recommendations how to treat the remains. Both laws have specific time frames, and PRC 5097.98 outlines potential treatment options. Representatives of the most likely descendant community shall be responsible for determining who will monitor the subsequent ground disturbance. The tribal monitor shall receive reasonable compensation for time and travel costs involved in developing recommendations for and treating the remains, and for monitoring subsequent ground disturbance. Reasonable compensation shall include mileage at standard IRS rates, and an hourly fee (including monitoring and travel time) not to exceed \$40.

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<sup>2</sup> Reasonable compensation for pre-discovery and post-discovery tribal time and services shall include mileage at standard IRS rates, and an hourly fee (including monitoring and travel time) not to exceed \$40.

5. **LAND USE AND RECREATION.** With implementation of the mitigation measures outlined below and in FSEIR §6.5 (Mitigation Monitoring and Reporting Program), no significant adverse impacts are foreseen with respect to the potential for the project to physically divide an established community; or conflict with any applicable land use plan, policy, or regulation; or increase the use of park facilities such that substantial physical deterioration would occur; or impact the acreage or function of designated open space, as discussed on DSEIR pages 5.5-14 through 5.5-27.
- *Mitigation Measure LU 5.5(b-1) (HMO Compliance): A determination regarding the HMO compliance option to be used for the Tioga Community Housing Project shall be made prior to issuance of the first building permit. The determination shall include identification of the number of qualifying units (i.e. units with rents no higher than 120% of average median income (AMI)) that are exempt from the HMO requirements.*
  - *MITIGATION MEASURE LU 5.5(b-2) (ESTA/ESUSD Bus Stops): An ESUSD bus stop and turnaround area will be provided in the full-service restaurant parking lot with a path connecting to the Day Care Center. An ESTA bus stop and turnaround will be in the vicinity of the hotel access road. The ESTA and ESUSD bus stops, turnaround areas and access roads shall be maintained in a safe condition at all times, including snow removal during winter months.*
6. **PUBLIC HEALTH AND SAFETY.** With implementation of the mitigation measures outlined below and in FSEIR §6.5 (Mitigation Monitoring and Reporting Program), no significant adverse impacts are foreseen with respect to the potential for the project to create a hazard to the public or environment through routine transport, use or disposal of hazardous materials, or release of hazardous materials into the environment, including within 1/4 mile of a school; or be located on a site which is included on a list of hazardous materials sites compiled pursuant to CGC §65962.5; or create a safety hazard for people living or working in an area located in an airport land use plan or within 2 miles of a public airport or public use airport or private airstrip; or impair implementation of or physically interfere with an adopted emergency response or evacuation; or expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, or exacerbate wildfire risk or expose people or structures to significant risk of fire-related flooding; or expose people or structures to significant risk of avalanche, landslides, destructive storms or winds, seiches or tsunamis, rockfall or volcanic activity, as discussed on DSEIR pages 5.7-14 through 5.7-25.
- *Mitigation Measure SFTY 5.7(c) (Air Navigation Safety): The project shall comply with all applicable Federal Aviation Administration (FAA) regulations (i.e., Title 14, Chapter I, Subchapter E, Part 77).*
  - *Mitigation Measure SFTY 5.7(d) (Encroachment Permit): An encroachment permit shall be obtained from Caltrans if the secondary access gate is located inside the Caltrans right-of-way.*
  - *Mitigation Measure SFTY 5.7(e-1) (Fire Risk): The project shall incorporate the wildland fire protection measures listed below and detailed in the Community Wildland Fire Protection Plan – Home Mitigation section, CWPP pages 36-40 (or as updated), and in any other fire regulations (CalFire, PRC §4290 & N§4291, California Fire Code, etc.): Maintenance of adequate defensible space for all homes; Use of noncombustible materials for decks, siding and roofs; Screening or enclosing of open areas below decks and projections, to prevent the ingress of embers; Routine clearing of leaf & needle litter from roofs, gutters and foundations; Routine clearing of flammable vegetation away from power lines near homes; Routine clearing of weeds & flammable vegetation to at least 30' from propane tanks; Use of fire and drought tolerant plantings, especially within 30-feet of homes, and avoidance of flammable ornamentals such as conifers; Routine thinning of vegetation along access roads and driveways; Provision of turnarounds at the end of all driveways and dead-end roads; Reflective address markers on all driveways and homes, and Receipt of a will serve letter from the Lee Vining Fire Protection District.*
  - *Mitigation Measure SFTY 5.7(e-2) (Fire Hydrants): Multiple fire hydrants shall be provided on the project site, at locations that will enable all project elements to be reached with use of existing LVFPD water hoses. All hydrants shall feature a breakaway design feature wherein flows shut down if the hydrant is damaged.*
7. **PUBLIC SERVICES, ENERGY AND UTILITIES.** With implementation of the mitigation measures outlined below and in FSEIR §6.5 (Mitigation Monitoring and Reporting Program), no significant adverse impacts are foreseen with respect to the potential for the project to create a need for new or modified governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any public services (police protection, schools, other public



facilities, services and utilities); or result in a wasteful, inefficient, and/or unnecessary consumption of energy; or be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs and fail to comply with federal, state, and local statutes and regulations related to solid waste, as discussed on DSEIR pages 5.8-7 through 5.7-13.

- *Mitigation Measure SVCS 5.8(a-1) (Pedestrian Safety).* A meandering pathway, between Vista Point Drive and the site of the proposed Wastewater Treatment Plant (just northeast of the hotel site), shall be incorporated into the Tioga Concept Plan (including the original plan and Alternative 6). The pathway shall be ADA compliant and designed for safe use by pedestrians, bicycles and by project utility carts serving the WWTP. Additionally, right-of-way (R/W) shall be reserved on the Concept Plan to extend between the path terminus at the WWTP and the northwestern-most property boundary. The R/W shall incorporate sufficient width to accommodate a future ADA-compliant pedestrian/ cycling pathway. Construction of a pedestrian/ cycling path within the reserved R/W shall be triggered if and when Caltrans approves plans to implement a non-motorized connectivity project between Lee Vining and the SR120/US 395 intersection.
- *Mitigation Measure SVCS 5.8(a-2) (Defibrillators):* At least two 'Automated External Defibrillator' units (also known as portable defibrillators) shall be maintained in good working condition at the housing area. At a minimum, one Automated External Defibrillator unit shall be provided at the day care center (at the north end of the housing complex), and a second unit at the southeastern-most housing structure. The onsite Community Housing Manager shall receive training in use of the portable device. The onsite housing manager shall also be trained in emergency shutdown, and take responsibility for scheduling an annual walk-through.

**8. TRAFFIC AND CIRCULATION.** With implementation of the mitigation measures outlined below and in FSEIR §6.5 (Mitigation Monitoring and Reporting Program), no significant adverse impacts are foreseen with respect to the potential for the project to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities; conflict with CEQA §15064.3 Guidelines for Determining the Significance of Transportation Impacts; result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in substantial safety risks; or result in inadequate emergency access, as discussed on DSEIR pages 5.9-8 through 5.9-12. Please see Section VII for discussion of the significant and unavoidable adverse impacts associated with increased hazards due to a geometric design feature or incompatible uses.

- *Mitigation Measure TFFC 5.9(a-5) (Access Rights):* The owner shall resolve SR 120 access right locations and widths pursuant to Caltrans' established Right-of-Way process.
- *Mitigation Measure TFFC 5.9(a-6) (Encroachment Permit):* An encroachment permit shall be obtained from Caltrans if the secondary access gate is located inside the Caltrans right-of-way.
- *Mitigation Measure TFFC 5.9(a-7) (YARTS Access):* The project plan shall incorporate a pedestrian pathway between the Community Housing area and the YARTS bus stop, and a pedestrian crosswalk at the Vista Point entry.

**VII. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT THAT ARE SIGNIFICANT, ADVERSE AND UNAVOIDABLE.** Project impacts have been determined to be potentially significant, and unavoidable, for the environmental factors discussed in this section.

**1. HYDROLOGY AND WATER QUALITY – Potential for Mudflows.** It has been determined that the proposed project would have a small but significant potential to exposure people and structures to adverse impacts resulting from a volcanic eruption and associated mudflows (if in winter). USGS monitors the Long Valley Caldera for volcanic earthquakes, which often provide an initial sign of volcanic unrest and may provide early warning of impending eruptions. However, no mitigation measures have been identified to reduce the risks of eruption-related mudflows to less than significant levels. This impact is considered to be significant, adverse and unavoidable.

- a. **MITIGATION:** The previously presented Mitigation Measure GEO 5.1(a-2), shown again below, has been incorporated into the FSEIR to attenuate risk through the installation of desilting basins, rip rap and other measures to minimize mudflows and earthflows.



- *Mitigation Measure GEO 5.1(a-2) (Debris Flows): Debris flow mitigation (including debris/desilting/ retention basins and/or rip rap or other mitigative measures) shall be used in any canyon or gully areas where structures would be located.*

b. **FINDINGS:** Based upon the entire administrative record, the Mono County Board of Supervisors finds:

- Facts and Reasoning that Support the Finding:** Numerous programs are in place to detect potential volcanic hazards and to attenuate risk in the event of volcanic activity and/or mudflows and earthflows. The USGS conducts ongoing monitoring to detect volcanic earthquakes (which often provide an initial sign of volcanic unrest and may provide early warning of impending eruptions). Additionally, the project includes multiple design features (desilting basins, rip rap and other measures) to reduce mudflows and earthflows. Volcanic hazards are not considered to be one of the most prevalent natural hazards in Mono County due to the uncertain timing and frequency of volcanic events, and due to ongoing monitoring. However, Lee Vining is located in an area of known volcanic risk, and thus potentially subject to mudflows associated with the rapid melting of heavy snowpacks during a volcanic eruption. Large mudflows, such as the one that occurred in 1989 in the Tri-Valley area, can be destructive, particularly at the mouths of canyons such as Lee Vining canyon. Although the chance of a volcanic eruption in any given year is very small, and although the eruption itself would likely be comparatively small, USGS does anticipate that future eruptions will occur in the Long Valley area. The potential for adverse impacts resulting from a volcanic eruption (and associated mudflows if in winter) is therefore considered to be potentially significant and unavoidable.
- FINDING:** Even with implementation of the mitigation measure and the programs identified above, the potential remains for significant adverse impacts related to volcanic eruptions and associated mudflows. Specific economic, legal, social, technological, or other considerations as stated above make infeasible the implementation of additional mitigation measures or project alternatives identified in the FSEIR that would reduce impacts associated with volcanic eruption and associated mudflows to a less-than-significant level. The potential for adverse impacts resulting from volcanic eruption and associated mudflows is therefore considered to be significant and unavoidable.

**2. BIOLOGICAL RESOURCES – Potential to Cumulatively Interfere with the Movement of the Native Resident Casa Diablo Deer Herd.**

Based on analyses in the *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3 FSEIR*, and in DSEIR pages 5.3-21 to 5.3-24, it has been determined that the proposed project, in combination with other regional transportation and development improvements, would have potential to cause cumulatively significant, adverse and unavoidable impacts on deer migration.

a. **MITIGATION.** Mitigation Measures BIO 5.3(a-5) and BIO 5.3(d-3), shown below, have been incorporated into the FSEIR to reduce mule deer mortality in the project area.

- *Mitigation Measure BIO 5.3(a-5) (Pet Enclosure, Pet Leashing, Eviction for Noncompliance): Tenants wishing to have pets shall be required to construct and pay for a fenced enclosure, as approved by property management, to prevent their pet(s) from entering undeveloped portions of the property and (unfenced) adjacent lands. The tenancy agreement for all units will include a common rule of leashing of all pets whenever they exit the housing units or fenced enclosure. Enforcement of the enclosure and leashing requirements shall continue through the life of the project; the penalty for violation of this regulation shall include eviction following two advisory noncompliance notices by the housing manager.*
- *Mitigation Measure BIO 5.3(d-3) (Protected Corridor). Mule deer mortality along US 395 adjacent to the project site can be minimized by ensuring that the corridor between US 395 and all Tioga project elements (including the hotel, the full-service restaurant, and the workforce housing) remains entirely free of linear barriers, brightly lit signs, and new surface structures (excepting one new above-ground sewage/reclaimed water pump control structure with no more than 100' feet of building area), with no future devegetation of native plant materials. This mitigation measure applies only to lands owned by the project applicant and outside of the approved hotel and restaurant uses.*

b. **FINDINGS:** Based upon the entire administrative record the Mono County Board of Supervisors finds:

- i. **Facts and Reasoning that Support the Finding:** Implementation of Mitigation Measure BIO 5.3(a-5) (which requires eviction of tenants who do not comply with pet leash requirements, and who do not properly dispose of trash) and Mitigation BIO 5.3(d-3) (which requires a protected corridor along US 395) will reduce the direct project impacts on deer migration and on deer mortality to less than significant levels. However, these measures will not be sufficient to reduce to less than significant levels the cumulative project impacts on deer migration that are associated with regional transportation and development improvements. The cumulative impacts can be mitigated only through the creation of a dedicated deer passageway. During 2016, Caltrans completed a *Wildlife Vehicle Collision Reduction - Feasibility Study Report* that evaluated the frequency of wildlife vehicle collisions (WVCs) in Caltrans District 9, including Mono, Inyo and eastern Kern counties. Study goals were to identify areas with the highest concentration of collisions, and to evaluate potential options for reducing these collisions. The Report identified six Mono County locations with the highest density of wildlife vehicle collisions ('hotspots'). The project site and vicinity was not among the identified hotspot locations, and is thus not among the areas that will be considered for funding of a future wildlife passageway. Furthermore, Caltrans has indicated that the Lee Vining Creek corridor would not likely provide a suitable wildlife crossing location, even if identified as a priority hotspot location, due to difficult US 395 roadway geometrics, and the presence of SCE facilities along Utility Road. Based on the foregoing, the creation of a dedicated deer passageway has been determined to be infeasible.
- ii. **Finding:** Even with implementation of the mitigation measures identified above, the potential remains for significant and adverse cumulative adverse on deer movement and on deer mortality in the project area. Specific economic, legal, social, technological, or other considerations as stated above make infeasible the implementation of additional mitigation measures or project alternatives identified in the FSEIR that would reduce the cumulative project impacts on deer migration and mortality to a less-than-significant level. The potential for adverse cumulative impacts on deer migration and mortality is therefore considered to be significant and unavoidable.

**3. PUBLIC SERVICES AND UTILITIES – Potential for Safety Hazards Associated with Increased Foot Traffic to and from the Project Site and Lee Vining.** Based on analyses in the *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3 FSEIR*, and in DSEIR pages 5.8-7 to 5.8-10, it has been determined that the proposed project will result in increased foot traffic between the project site and businesses in Lee Vining. Access between these locations would be along state highways that are not designed for pedestrian use. This impact therefore represents a significant safety concern.

- a. **MITIGATION:** Mitigation Measure SVCS 5.8(a-1), shown below, has been incorporated as a project requirement with the intent to establish a formal trail right-of-way inside the project boundary that can link to other trail segments connecting the site to Lee Vining. A through connection between the site and Lee Vining would require Caltrans implementation of a non-motorized connectivity project between Lee Vining and the SR 120/US 395 intersection.
- *Mitigation Measure SVCS 5.8(a-1) (Pedestrian Safety): A meandering pathway, between Vista Point Drive and the site of the proposed Wastewater Treatment Plant (just northeast of the hotel site), shall be incorporated into the Tioga Concept Plan (including the original plan and Alternative 6). The pathway shall be ADA compliant and designed for safe use by pedestrians, bicycles and by project utility carts serving the WWTP. Additionally, right-of-way (R/W) shall be reserved on the Concept Plan to extend between the path terminus at the WWTP and the northwestern-most property boundary. The R/W shall incorporate sufficient width to accommodate a future ADA-compliant pedestrian/ cycling pathway. Construction of a pedestrian/ cycling path within the reserved R/W shall be triggered if and when Caltrans approves plans to implement a non-motorized connectivity project between Lee Vining and the SR 120/US 395 intersection.*

b. **FINDINGS:** Based upon the entire administrative record the Mono County Board of Supervisors finds:

- i. **Facts and Reasoning that Support the Finding:** Mitigation SVCS 5.8(a-1) requires that the project provide right-of-way for an ADA sidewalk within the project boundary, along the east side of SR 120, extending

between Vista Point Drive and US 395. Mitigation SVCS 5.8(a-1) will ensure that the project can provide an onsite trail segment that can in the future link to offsite trail segments providing a safe and continuous pathway between the project site and Lee Vining.

Caltrans indicates that SR 120 is currently designated as a freeway, with access controls that prohibit at-grade crossings. Caltrans plans to change the designation of SR 120 from 'freeway' to 'conventional highway,' and indicates that this change would create potential for future construction of an 'at-grade' pedestrian and bicycle crossing. However, Caltrans indicated that it would be premature to instigate a pedestrian crossing on SR 120 with its current status as a 'freeway' and Caltrans also expressed reservations about the safety of an at-grade crossing on SR 120 near Vista Point Drive due to high speeds and poor sight distances at that location.

Caltrans is also analyzing alternatives for a traffic calming project in Lee Vining. The alternatives include updated ADA facilities, implementation of 'complete street' concepts, pavement repairs, and updated drainage system elements for a roughly 8-mile stretch of US 395 between Lee Vining and the junction with SR 120. A roundabout at US 395/SR 120 is under consideration as a tertiary component of the alternatives, though none of the identified sidewalk improvements would extend south to the SR 120/US 395 intersection.

Caltrans has indicated that it has no plans at this time for pedestrian facilities in or around the US 395/SR 120 intersection, nor is it considering a roundabout at US 395/SR 120 at this time. However, in recognition of the goal to provide for future access between the site and the Lee Vining community, Caltrans suggested that the project applicant would have the option to provide an ADA sidewalk within the project boundary along the east side of SR 120. The sidewalk would extend between Vista Point Drive and US 395, based on the prospect that Caltrans may in the future construct pedestrian safety features at the SR 120/US395 intersection.

Mitigation SVCS 5.8(a-1) will reserve right-of-way inside the project boundary that will represent a critical segment of a future pedestrian access-way between the project site and Lee Vining if Caltrans in the future approves plans to implement a non-motorized connectivity project between Lee Vining and the SR 120/US 395 intersection. Caltrans cautions that there is no guarantee of future connectivity between the US 395/SR 120 junction and Lee Vining (with or without a project sidewalk).

The potential for locating an at-grade path across SR 120 to Lee Vining Creek was determined to be infeasible for several reasons, including SCE concerns regarding additional public uses along this corridor due to the presence of power facilities, the anticipated costs of maintenance, the lack of logical connection points on either side of the Creek, the potential hazards associated with a crossing on SR 120, and the comparatively high cost of elevated pathways compared to at-grade sidewalks (among other factors). A wide range of alternatives has been analyzed and it has been determined that none of the alternatives would reduce impacts to less than significant levels. Since unsafe foot traffic has been identified as an existing hazard, even the No Project alternative would result in continued significant unsafe pedestrian travel along area freeways, although the extent of foot travel would be lower than with the project as proposed. .

- ii. **Finding:** For the reasons cited above, no feasible mitigation has been identified that would reduce to less than significant levels the potentially significant and unavoidable safety hazards associated with increased foot traffic to and from the project site and Lee Vining. Specific economic, legal, social, technological, or other considerations as stated above make infeasible the implementation of a non-motorized connectivity project between the project site and Lee Vining. The potential for adverse impacts on foot traffic between the project site and Lee Vining is therefore considered to be significant and unavoidable.

#### **4. TRAFFIC AND CIRCULATION – Potential for Traffic and Circulation Hazards associated with the US 395/SR 120 Intersection during Midday Peak Housing Conditions (with or without the Project).**

Based on analyses in the *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3 FSEIR*, and in DSEIR pages 5.9-11 to 5.9-12 and DSEIR Appendix L, it has been determined that the proposed project will contribute to

deficient operation and excess delays at the junction of US 395/SR 120 that impact eastbound vehicles on SR 120 making a left-turn onto northbound US 395 during mid-day peak season conditions.

**a. MITIGATION.** The DSEIR Traffic Impact Analysis identified two mitigation recommendations for the identified hazard, including Mitigation Measure TFFC 5.9(c-1) calling for Caltrans signalization of the US 395/SR 120 intersection, or Mitigation Measure TFFC 5.9(c-2) calling for Caltrans construction of a roundabout at the US 395/SR 120 intersection. Either mitigation measure would reduce the identified significant impact at the US 395/SR 120 intersection to less than significant levels. The DSEIR also identified other less significant modifications including shuttle passes (Recommendation TFFC 5.9(a-1), Caltrans consideration of a designated Vista Point entry (Recommendation TFFC 5.8(a-2), Caltrans modifications to the parking apron around the project entry (Recommendation TFFC 5.9(a-3), and Caltrans relocation of the YARTS bus stop (Recommendation TFFC 5.9(a-4). All of the mitigation measures described above have been found to be infeasible, and have been deleted from the FSEIR, as described below.

**b. FINDINGS:** Based upon the entire administrative record, the Mono County Board of Supervisors finds:

**i. Facts and Reasoning that Support the Finding:** The Traffic Impact Analysis prepared for the *Tioga Community Housing Project/Specific Plan Amendment #3* FSEIR analyzed traffic and intersection conditions at the SR 120/US 395 junction for the existing condition, future conditions with the project, and future conditions with all cumulative projects. Results of the analysis indicated that with one exception, all study area intersections are now and will continue to operate at an acceptable level of service (LOS D or better) during the peak hours.

The exception pertains to the intersection of US 395/SR 120, which is forecast to operate at a deficient LOS E or worse during the mid-day peak hour, both with and without the project. The Traffic Impact Analysis notes that for one-way or two-way stop controlled intersections (such as US 395 and SR 120), LOS is based on the least-functional stop-controlled approach. The identified deficient operation and excess delay at US 395/SR 120, as experienced only by vehicles on the minor street (i.e., the stop-controlled Tioga Road approach) that are making a left-turn onto northbound US 395.

The DSEIR recommended two traffic mitigation measures (including Mitigation TFFC 5.9(c-1) calling for intersection signalization, and Mitigation TFFC 5.9(c-2) calling for Caltrans construction of a roundabout at the US 395/SR 120 intersection); either measure would reduce the adverse impact to less than significant levels. The mitigations were discussed with Caltrans. Caltrans indicated that traffic counts and projected traffic increases at the SR 120/US 395 intersection do not justify installation of a signal or a roundabout at this time. Caltrans stated that the peak-day traffic counts used in the Traffic Impact Analysis overestimate traffic levels on US 395 and at the US 395/SR 120 intersection. In particular, Caltrans was concerned that the mid-day counts did not accurately reflect typical year-round conditions. Based on new shoulder season counts, taken at Caltrans' request, Caltrans suggested traffic should be considered a less than significant impact.

Caltrans also confirmed that a roundabout at SR 120/US 395 is unfunded and not reasonably foreseeable at this time. Although a roundabout may ultimately be a viable traffic control measure from an engineering standpoint, it is Caltrans' view that the need for and expense of a roundabout does not warrant funding at this time and therefore the project is not planned to be programmed. Caltrans also indicates that the Tioga project would likely not increase the statewide priority for a roundabout at SR 120/US 395 enough for the project to be competitive for funding. Furthermore, the US 395/SR 120 unsignalized study intersection does not satisfy traffic signal warrants in the *California Manual on Uniform Traffic Control Devices* (used by Caltrans) for any of the analysis scenarios evaluated as part of this report. Installation of a traffic signal is therefore not warranted and not recommended by Caltrans as a future action.

The DSEIR also identified other less significant modifications including shuttle passes (Recommendation TFFC 5.9(a-1), Caltrans consideration of a designated Vista Point entry (Recommendation TFFC 5.8(a-2), Caltrans modifications to the parking apron around the project entry (Recommendation TFFC 5.9(a-3), and Caltrans relocation of the YARTS bus stop (Recommendation TFFC 5.9(a-4). All of the potential mitigation

alternatives were considered during extensive discussions with Caltrans. Recommendation TFFC 5.9(a-4) was discussed with YARTS. None of the potential modifications was found to be feasible by Caltrans, or by YARTS, at this time.

Additionally, a wide range of alternatives has been analyzed and it has been determined that none of the alternatives, including the No Project Alternative, would lessen the adverse traffic impacts at the SR 120/US 395 junction to less than significant levels.

- ii. **Finding:** For all of the reasons cited above, there is no feasible mitigation available at this time that would reduce to less than significant levels the potentially significant and unavoidable traffic and circulation hazards that have been identified at the Intersection of US 395 and SR 120 during midday peak hour conditions. Moreover, the adverse conditions will exist with or without the proposed project. Specific economic, legal, social, technological, or other considerations as stated above make infeasible the implementation of mitigation measures that would reduce impacts on the SR 120/US 395 intersection. The potential for adverse impacts at the intersection of SR 120/US 395 is therefore considered to be significant and unavoidable.

**5a. AESTHETICS – Potential for the Project to have a Substantial Adverse Effect on a Scenic Vista or Scenic Resources, or to Substantially Degrade the Visual Character or Quality of Public Views of the Site and Surroundings.** Based on analyses in the *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3 FSEIR*, and in DSEIR pages 5.12-14 to 5.12-26, it has been determined that the proposed project will have a substantial adverse impact on scenic vistas and scenic resources in the project area, and that the project will degrade the visual character and quality of public views of the site and surrounding area.

- a. **MITIGATION:** In response to the DSEIR comment letters, the proposed design of the Community Housing Units was substantially modified to create a new preferred “Alternative 6.” Alternative 6 incorporates multiple changes, based on comment letter suggestions, including changes in the form and number and orientation of housing structures, development of a detailed plan for revegetation of disturbed areas, new 3’ high berms below each of the main residential parking lots, replacement of two-story elevations with 1-story elevations for the lower row of 6 residential structures, additional specifications for paint colors and roofing materials, additional grading to lower pad elevations in some locations, and a new phasing plan that places the most visible units in the final phase to be built only if and when occupancy of the Phase 1 and 2 units reaches 80%. At the same time, the maximum allowed size of the studio/1 bedroom and 2 bedroom units was increased to improve livability for future residents. In addition to the changes noted above, Mitigation Measure AES 5.12 has been incorporated to require that landscaping, building and design elements be selected and applied with the specific intent to minimize offsite views.

- *Mitigation Measure AES 5.12 (Screening Design Features): All landscaping, landscape irrigation, building materials and design elements used in development of the proposed project elements shall be selected and applied in a manner that screens or minimizes offsite views of project elements to the maximum feasible extent, consistent with other mitigation requirements outlined in this EIR.*

**b. FINDINGS.** Based upon the entire administrative record the Mono County Board of Supervisors finds:

- i. **Facts and Reasoning that Support the Finding:** The Tioga Community Housing project site is located in or adjacent to four formally designated scenic resources/designations including US 395 (a designated State Scenic Highway), SR 120 (a designated County Scenic Highway that is eligible for designation as a State Scenic Highway), proximity to the Mono Basin National Forest Scenic Area (the site is located less than ½-mile from southwestern Scenic Area boundary), and the Mono County Scenic Combining District Overall. Based on the results of a Visual Impact Assessment (VIA) and schematic renderings prepared for the project DSEIR, the DSEIR identified project impacts on scenic resources as a significant and adverse impact.

Comment letters on the DSEIR requested that the project design be reconsidered with the goal to minimize visual and aesthetic impacts to the maximum feasible extent. Many of the commenters requested

modifications to entirely eliminate or significantly minimize project views from US 395 and South Tufa (and other locations).

Following close of the DSEIR review period, and in response to comments received, the project proposal was substantively modified. A new Alternative 6 is now proposed as the preferred project alternative. Alternative 6 substantively lessens project impacts on scenic resources and project visibility, compared to the Concept Plan as presented in the DSEIR. Important changes include a reduction in the number of housing structures from 15 to 11, added specifications for paint color and roofing materials, additional grading to lower pad elevations in some areas, a new phasing plan, new 3- high landscaped screening berms downgradient of the two main parking lots, relocation of the day care center to the north end of the complex, and a reduction in the number of housing complex 'rows' (i.e., rows of housing structures, and parking lot rows) from 6 to 4, facilitating a slight reduction in the overall housing complex footprint. At the same time, the maximum size of the studio, 1-bedroom and 2-bedroom units was increased to provide enhanced livability for future residents.

Line-of-sight analyses indicate that Alternative 6 essentially eliminates all project views from US 395: only 1' of roofline for the 1-story easternmost units will be visible from US 395 with the new Alternative 6 design. Project views from the South Tufa parking lot would be entirely eliminated with Alternative 6. Views of the lower six 1-story units would also be entirely screened from view at Navy Beach; however, all of the 5 two-story upper structures would remain visible from this vantage point, and from the water's edge at South Tufa Beach.

New preferred Alternative 6 incorporates all of the feasible design modifications that were suggested in the DSEIR comment letters as well as some additional design elements (such as the increased maximum area of the housing units). Additionally, a wide range of alternatives has been analyzed and it has been determined that none of the alternatives (with the exception of the No Project Alternative) would lessen impacts on scenic resources to less than significant levels.

- ii. **Finding:** For all of the reasons cited above, and notwithstanding the substantial improvements associated with new Preferred Alternative 6, no feasible design or mitigation measure has been identified that would reduce to less than significant levels the potentially significant adverse impacts on scenic resources, scenic vistas and the quality of scenic character. Specific economic, legal, social, technological, or other considerations as stated above make infeasible the implementation of mitigation measures that would reduce project impacts on scenic resources to less than significant levels. The potential for the project to adversely impact scenic resources is therefore considered to be significant and unavoidable.

**5b. AESTHETICS – Potential for the Project to Create a New Source of Substantial Light or Glare that would Adversely Impact Day or Nighttime Views in the Area.** Based on analyses in the *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3 FSEIR*, and in DSEIR pages 5.12-26 to 5.12-27, it has been determined that the proposed project will create a new source of light and glare, and will adversely impact day and nighttime views.

**a. MITIGATION.** Mitigation Measure AES 5.12(c-2), shown below, has been incorporated as a project requirement with the intent to reduce impacts on light and glare associated with the project proposal.

- *Mitigation Measure AES 5.12(c-2) (Outdoor Lighting Plan): An outdoor lighting plan must be submitted with the building permit application and approved by the Community Development Department before the building permit can be issued. The plan shall comply with Chapter 23 of the Mono County General Plan and provide detailed information including but not limited to:*

*(a) manufacturer-provided information showing fixture diagrams and light output levels. Mono County has indicated that the fixture type exceptions listed under Chapter 23.050.E (1, 2 and 3) will be prohibited in this project, and that only full cutoff luminaires with light source downcast and fully shielded, with no light emitted above the horizontal plane, are permitted;*

- (b) accent lighting shall be limited to residential accent lighting required for safety, and any up-lighting shall be prohibited;*
- (c) the proposed location, mounting height, and aiming point of all outdoor lighting fixtures; and*
- (d) drawings for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the illuminance level of the elevations, and the aiming point for any remote light fixture.*

*Chapter 23 gives the CDD discretion to require additional information following the initial Outdoor Lighting Plan review. Additional information requirements may include, but not limited to:*

- (a) A written narrative to demonstrate lighting objectives,*
- (b) Photometric data,*
- (c) A Color Rendering Index (CRI) of all lamps and other descriptive information about proposed lighting fixtures,*
- (d) A computer-generated photometric grid showing footcandle readings every 10 feet within the property or site, and 10 feet beyond the property lines, and/or*
- (e) Landscaping information to describe potential screening.*

*In addition to the above, the project shall include landscaping to shield offsite views of lighting and architectural uplighting permitted under the Dark Sky Ordinance shall be prohibited. Further, the project shall be prohibited from allowing seasonal lighting displays (including use of multiple low-wattage bulbs) except that seasonal lighting shall be permitted on the north, south and west facing building sides that are not visible to the public viewshed.*

**b. FINDINGS:**

- i.. Facts and Reasoning that Support the Finding:** The project site is about 200 feet above the level of Mono Lake, and portions of the site can be seen from locations around the southeastern part of the Mono Basin scenic area and environs. As noted in Impact 5a above (impacts on scenic resources), the project is located in or adjacent to four formally designated scenic resources/designations (the US 395 State Scenic Highway, the SR 120 County Scenic Highway, the Mono Basin National Forest Scenic Area, and the Mono County Scenic Combining District). Mono Basin is an important destination for photographers, and highly valued for its dark skies.

The *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3* project will be a new source of light and glare in this setting, and the new light sources will adversely impact nighttime dark sky conditions. Mitigation AES 5.12(c-2) will enable Mono County to apply outdoor lighting requirements that are specifically tailored to conditions on the Tioga project site. The required Outdoor Lighting Plan will take account of onsite elevations, project orientation to important view sites, the planned use of solar panels, the safety of future residents and site visitors, and the heightened scenic values associated with the region and this project site. The resulting plan will lessen the impact of new sources of light and glare to the maximum feasible extent, and will minimize the adverse project impacts on day and nighttime views in the project area.

Furthermore, the project will be required to comply with all applicable requirements of the Mono County Outdoor Lighting Ordinance (Land Use Element, Ch. 23, best known as the 'Dark Sky Regulations'), and the Scenic Combining District (Land Use Element Ch. 8). The requirements associated with these adopted General Plan components will work with Mitigation AES 5.12(c-2) to further minimize project impacts on light and glare. It is anticipated that these mitigations and requirements will effectively eliminate direct views of project lighting from offsite locations. However, neither the regulatory requirements above nor the design modifications associated with Alternative 6 will fully eliminate the indirect 'glow' of lighting.

A wide range of alternatives has been analyzed and it has been determined that several of the alternatives (No Project, Reduced Development Option) would have fewer impacts on scenic resources than the project as proposed. However, none of the alternatives would reduce impacts to less than significant levels. Given the high scenic value of the project setting, and the importance of dark night skies, the adverse project impacts on light, glare, and nighttime dark skies are considered to be significant and unavoidable.



- ii. **Finding:** For all of the reasons cited above, no feasible design or mitigation measure has been identified that would reduce to less than significant levels the potentially significant adverse impacts on light, glare, and nighttime dark skies. Specific economic, legal, social, technological, or other considerations as stated above make infeasible the implementation of mitigation measures that would reduce project impacts on light and glare to less than significant levels. The potential for the project to adversely impact light and glare and dark night skies is therefore considered to be significant and unavoidable.

## VIII. STATEMENT OF OVERRIDING CONSIDERATIONS

As required by Public Resources Code §21081(b) and CEQA Guideline §15093, the County of Mono has balanced the benefits associated with the proposed project against the unavoidable adverse impacts that would result. The County has included all feasible mitigation measures and Specific Plan implementation measures within the *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3* project. The County has also examined alternatives to the proposed project, and has determined that adoption and implementation of the *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3*, as proposed and including Alternative 6 as the new Preferred Alternative, is the most desirable and most feasible and most appropriate action at this time. The other alternatives (including the proposed project as shown in DSEIR Exhibit 3-3, Tioga Workforce Housing Project Plan and Site Context Map), while meritorious, are rejected as infeasible based on consideration of the relevant factors discussed in DSEIR §7 and in FSEIR Topical Response #3.

**VIII.A Significant Unavoidable Impacts.** Based on the information and analysis set forth in the FSEIR and summarized in Section III of these Findings, it has been determined that implementation of the proposed *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3* project would result in project-specific significant and unavoidable adverse impacts related to:

- HYDROLOGY: Exposure of people and structures to catastrophic mudflows resulting from a volcanic eruption;
- BIOLOGICAL RESOURCES: Cumulative impacts (only) to deer movement in the project region; direct project impacts on biological resources are less than significant;
- PUBLIC SERVICES: Exposure of pedestrians and cyclists to unsafe travel conditions between the project site and Lee Vining;
- TRAFFIC: Deficient operation and excess delays associated with turning movements from eastbound SR120 onto northbound US 395 during peak season midday conditions (this significant impact would occur with or without the proposed housing project);
- AESTHETICS: Project impacts on scenic and visual resources and on light and glare

**VIII.B. Benefits of the Tioga Inn Specific Plan Amendment #3, and Overriding Considerations.** The County of Mono has independently reviewed the information in the FSEIR and the record of proceedings for the proposed *Tioga Inn Specific Plan Amendment #3 (Project) & Final Subsequent Environmental Impact Report (FSEIR)*. The County has also made a reasonable and good faith effort to eliminate or substantially lessen the impacts that would result from the proposed Project by including mitigation measures and specific plan implementation measures and actions that effectively mitigate potential environmental impacts to the greatest extent feasible.

Based on a review of the full record of proceedings, the Mono County Board of Supervisors has determined that the benefits of the Project outweigh its unavoidable significant effects. Each of the considerations identified below represents a sufficient basis to justify project approval, independent of the other considerations. The substantial evidence supporting the various benefits can be found in the preceding sections of these Findings of Fact, which are hereby incorporated by reference into this Section (VIII.B), and in the documents found in the Record of Proceedings as defined in Section IV. The Mono County Board of Supervisors finds that *Tioga Inn Specific Plan Amendment #3* will have the following specific economic, legal, social, technological, or other benefits:

**THE PROJECT WILL PROVIDE NEEDED HOUSING:** Existing and future employment opportunities on the Tioga project site and in Mono County generally are dominated by this tourism sector (62% of total County employment, well above average<sup>3</sup>). As noted in the 2009 study of tourism in Mono County,<sup>4</sup> many of the tourism-based jobs are seasonal and part time, and vary widely by season. Employment at the Tioga hotel and restaurant will be highest in the summer season, when visitor numbers are at a peak. Employment opportunities on the project site will be reduced during the winter and shoulder season, and it is anticipated that Tioga workers will seek employment in other sectors during the off season. Seasonal workers in Mono County on average hold 1.4 jobs, and of the 37 existing employees at the Tioga site, 30% are employed by the ski industry during winter months. A cornerstone goal of the proposed housing project is to provide the flexibility for onsite workers to accommodate fluctuations in seasonal employment without the need for a seasonal change of housing.

Frequent changes in housing increase the isolation of working families, and reduce job security. Long commutes are a financial burden and diminish time with family. In contrast, the availability of stable housing is associated with positive impacts on individual and family health and well-being. The 2017 *Mono County Housing Needs Assessment*<sup>5</sup> identified a need for 120-170 new housing units in the unincorporated area by 2022, based on current needs and projected demand. The *Assessment* found that 50-100 units would be required to address current needs, and an additional 70 new units would be required to accommodate new housing demand from anticipated employment growth. Fully 44% of Mono Basin residents responding to the *Assessment* survey reported that friends or family lived with them due to a lack of housing. The project will therefore respond not only to the housing needs associated with employees of the Tioga hotel and restaurant elements approved in 1993, but could also contribute to meeting a portion of housing needs attributable to anticipated employment growth in the Mono Basin as a whole.

The project population would be well within Mono County General Plan growth forecasts for this area. Even at the high end of the forecast range for onsite residents, and the low ('practical') end of the County's growth forecasts, the project population would represent 12.1% of the total adopted population increases that can be expected in Mono Basin through buildout. The General Plan growth forecasts were adopted less than 5 years ago, and the County's Land Use Element was developed with participation by the Mono Basin Regional Planning Advisory Committee (RPAC). The General Plan population forecasts for the Mono Basin are part of the project baseline (per the certified 2015 General Plan update EIR).

For the reasons set forth above, the Board of Supervisors finds that the housing benefits of the *Tioga Inn Specific Plan Amendment #3* outweigh its environmental impacts.

**THE PROJECT WILL SUPPORT ECONOMIC DEVELOPMENT:** The currently approved uses in the Specific Plan support Mono County's primary economic drivers of tourism and outdoor recreation, and are estimated to generate 187 new employees at build out. Because these estimated employees are generated by approved uses, they will exist regardless of whether the Project is approved. Without the Project, the burden of housing these employees will fall on the existing housing stock in the town of Lee Vining and surrounding communities. In addition to the availability of housing, the proximity of housing to employment has been identified as a crucial component of economic competitiveness.<sup>6</sup> Impacts of this mismatch include high employee turnover rates and difficulty recruiting employees, both of which impact businesses in Lee Vining. The project applicant is seeking to create housing opportunities on the project site as an essential step to

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<sup>3</sup> The Bureau of Labor Statistics estimates total civilian employment in California at 19.5 million as of November 2019; travel and leisure represented an estimated 2.0 million (10.3%) of those jobs. BLS, *Economy at a Glance*: <https://www.bls.gov/eag/eag.ca.htm>.

<sup>4</sup> Mono County Department of Economic Development and Special Projects, *The Economic & Fiscal Impacts and Visitor Profile of Mono County Tourism in 2008*, January 2009. Prepared by Lauren Schlau Consulting.

<sup>5</sup> Mono County, *Housing Needs Assessment*, prepared by BBC Economics: [https://monocounty.ca.gov/sites/default/files/fileattachments/planning\\_division/page/5732/mono\\_county\\_housing\\_needs\\_assessment\\_bos\\_f.pdf](https://monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/5732/mono_county_housing_needs_assessment_bos_f.pdf)

<sup>6</sup> Joint Center for Housing Studies of Harvard University Neighborhood Reinvestment Corporation, *Employer-Assisted Housing: Competitiveness Through Partnership*. September 2000 [https://www.jchs.harvard.edu/sites/default/files/mpill\\_woo-8.pdf](https://www.jchs.harvard.edu/sites/default/files/mpill_woo-8.pdf)

secure the economic success of existing and future developments on the Tioga site and the region as a whole. Regional economic development will be further supported by the addition of a third gas pump island designed to accommodate commercial vehicles as well as motorists on US 395 and SR 120. Freight improvements -- including the availability of conveniently located and adequately-sized fueling stations -- support economic development. Benefits include reduced transit times, improved reliability and reduced cost of shipments, improved opportunity for just-in-time deliveries, integration of markets and other benefits that support business growth and expansion.

For the reasons set forth above, the Board of Supervisors finds that the economic benefits of the *Tioga Inn Specific Plan Amendment #3* outweigh its environmental impacts.

**THE PROJECT WILL SUPPORT CONSERVATION:** Multiple design and technological components have been integrated into the project design to promote long-term conservation. These include a subsurface irrigation system that will utilize treated wastewater from the package plant to meet half of onsite irrigation demand during the summer season, supporting the growth of newly planted native species and substantially reducing use of groundwater supplies. Electric vehicle charging stations will be provided in the housing complex for use by the housing residents to reduce use of fossil fuels. Solar panels will be provided on all project rooftops facing southward to meet a substantial portion of project energy demands. A new onsite bus stop will be provided for ESTA to reduce personal automobile use by residents and by future hotel guests. Open space acreage will increase, with a near doubling of acreage in the most-protected Open Space-Preserve category with fully 70% of the entire Tioga site designated for open space. Protection of area wildlife will be strengthened by new restrictions on unleashed pets and a new protected corridor along US 395.

For the reasons set forth above, the Board of Supervisors finds that the economic benefits of the *Tioga Inn Specific Plan Amendment #3* outweigh its environmental impacts.

**THE PROJECT WILL HAVE SOCIAL BENEFITS:** At each stage of the CEQA process, the project has been modified in accordance with comments received from responsible agencies and residents of the Mono Basin and beyond. In addition to the substantive design improvements associated with new Preferred Alternative 6, the project now incorporates a secondary emergency access (though not required by CalFire). Right-of-way will be reserved for a future trail leading from Vista Point Drive to the US 395/SR 120 junction as an initial link for future pedestrian connectivity to Lee Vining. A Phasing Plan has been developed that establishes a direct link between the number of housing units constructed and development of the commercial components and allows construction of the most visible units only if and when occupancy of the Phase 1 and 2 units reaches 80%. The onsite Day Care center will be staffed and available for use by residents of the Mono Basin as well as project residents, with a dedicated pathway between the Daycare facility and a new ESUSD bus stop to facilitate the ease and safety of student transportation while minimizing use of personal vehicles. In addition, the expanded uses support the deli which has become a popular social gathering place.

For the reasons set forth above, the Board of Supervisors finds that the economic benefits of the *Tioga Inn Specific Plan Amendment #3* outweigh its environmental impacts.

## **IX. CONCLUSIONS**

After balancing the specific economic, legal, social, technological, and other benefits of the proposed project, the Mono County Board of Supervisors finds that the unavoidable adverse environmental impacts associated with the *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3* project may be considered "acceptable" due to the specific considerations listed above, which outweigh the unavoidable, adverse environmental impacts of the proposed project. The Mono County Board of Supervisors has considered information contained in the FSEIR prepared for the proposed *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3* project, as well as the public testimony and record of proceedings in which the project was considered. Recognizing that significant unavoidable impacts may result from implementation of the proposed *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3* project, the Board of Supervisors finds that the project benefits and overriding considerations outweigh the adverse effects of the Project. Having included all feasible mitigation measures as policies and actions in the project, and having recognized and acknowledged all unavoidable significant impacts, the Board of Supervisors hereby finds that each of the separate benefits

of the proposed *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3* project, as stated herein, represents an overriding consideration that warrants adoption of the proposed *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3* project, and outweighs and overrides its unavoidable significant effects, and thereby justifies the adoption and implementation of the proposed *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3*.

Based on the foregoing findings and the information contained in the record, the Board of Supervisors hereby determines that:

1. All significant effects on the environment due to implementation of the proposed *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3* project have been eliminated or substantially lessened where feasible;
2. There are at the present time no feasible alternatives to the proposed *Tioga Community Housing/Tioga Inn Specific Plan Amendment #3* project that would mitigate or substantially lessen the impacts; and
3. The remaining significant effects on the environment found to be adverse and unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations above.

## **Exhibit B to Planning Commission Resolution 20-01**

The Tioga Inn Specific Plan Amendment #3 and corresponding Tioga Community Housing Project Subsequent Final Environmental Impact Report (FSEIR) are available on the Mono County website. The links are provided below:

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

The document in the link above is broken down into the following sections for ease of viewing:

- 1 FSEIR, sections 1-5
- 2 FSEIR, sections 6-8
- 3 Appendix A
- 4 Appendix B, 1 of 3
- 4 Appendix B, 2 of 3
- 4 Appendix B, 3 of 3
- 5 Appendix C
- 6 Appendix D
- 7 Appendix E
- Tioga Inn Specific Plan Amendment #3
- Complete Specific Plan & DSEIR document
- DSEIR Table of Contents
- DSEIR Chapters ONLY
- DSEIR Appendices ONLY
- Exhibit 3-3. Project Site Plan
- Exhibit 4-1. Site Context Map
- Exhibit 5.1-2. Conceptual Grading Plan
- Exhibit 5.2-1. Conceptual Drainage Plan
- Exhibit 5.3-6. Open Space Plan
- Exhibit 5.5-5. Proposed Land Use Plan, Amendment #3

# Mono Basin Regional Planning Advisory Committee

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Bridgeport, CA 93517  
760.932.5420 phone, 932.5431 fax  
[www.monocounty.ca.gov/RPAC](http://www.monocounty.ca.gov/RPAC)

April 8, 2020

To: Mono County Board of Supervisors, Jennifer Kreitz, Fred Stump, Bob Gardner, John Peters, and Stacy Corless  
The Mono County Planning Commission, CD Ritter (Secretary)  
Wendy Sugimura, Mono County Community Development, Department Director

This letter is a request to postpone the Special Public Hearing by the Planning Commission on the Final Subsequent EIR for the Tioga Inn until such a time that the current COVID-19 crisis no longer threatens to overwhelm the Mono county community. As we transition back to a normal state, with reduced stress and anxiety, we request this delay even if the meeting is still to be carried out remotely.

We, the Mono Basin Regional Planning Advisory Committee, want our Mono County officials, administration and staff to know that we respect and appreciate that you are making every effort to carry out your work for Mono County under these trying circumstances during the global COVID-19 pandemic.

We ask, however, that in regard to this scheduled Public Hearing, you consider the status of the “Public” during this time of a declared National Emergency.

Prior to this moment there have been hundreds of citizens who felt compelled to participate and share their opinions on the Tioga Inn proposal and would continue to do so.

But now, we, the public, are stressed to the max. We are combatting anxiety, fear, isolation and grief. We are working daily to meet the financial, food security and mental and physical health needs of our families, friends, neighbors and communities. Night and day, our thoughts and energies are consumed with the need to personally and collectively survive this challenge for what is likely to be an extended time period.

There are many priorities that the county and its residents need to take up right now. The RPAC will be working to help identify pressing community needs and to work with each other and Mono County to address them. It is not an appropriate time to burden the public with matters that will cause further stress and tax limited resources and community capacities.

We don't know how to make it any plainer, but the time to take up the Tioga Inn Project is not during this life-changing crisis.

Respectfully submitted,

Duncan King, Chair, Mono Basin Regional Planning Committee

*Submitted electronically.*

*Passed by the Mono Basin RPAC on April 8, 2020, by the following vote: 4 Ayes, 1 Nay, 1 Recusal/Abstention*

# Mono County Community Development Department Planning Division

PO Box 347  
Mammoth Lakes, CA 93546  
760-924-1800, fax 924-1801  
[commdev@mono.ca.gov](mailto:commdev@mono.ca.gov)

P0 Box 8  
Bridgeport, CA 93517  
760-932-5420, fax 932-5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

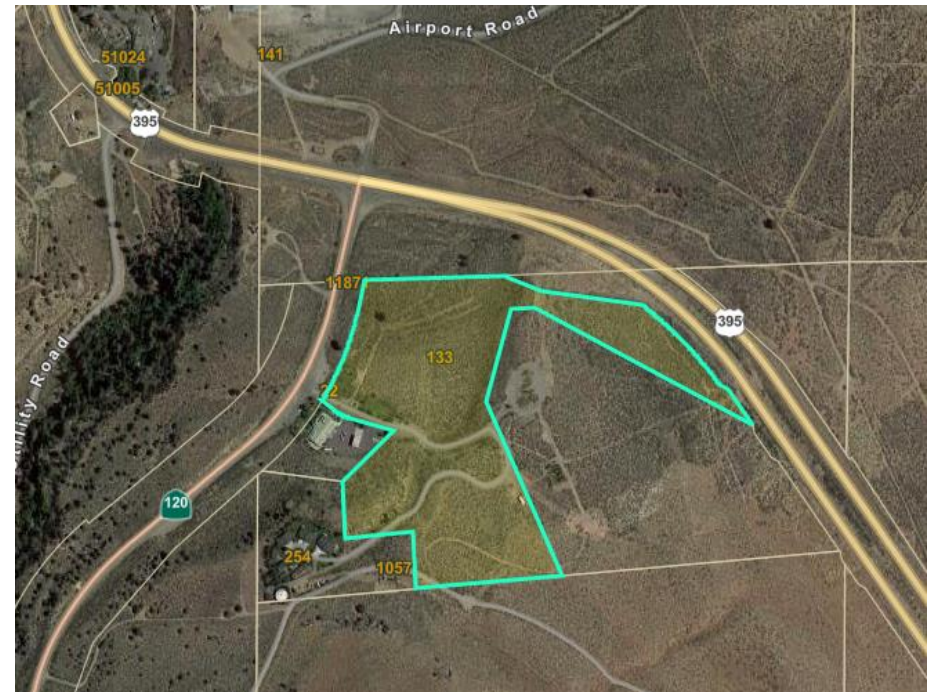
## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **April 16, 2020**, accessible remotely by livecast at: <https://zoom.us/join> and by telephone at: 669-900-6833 (Meeting ID# is 760-924-1815) where members of the public shall have the right to observe and offer public comment on: 9:05 a.m. TIOGA INN SPECIFIC PLAN AMENDMENT AND FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT to amend the 1993 Tioga Inn Specific Plan located at 22, 133, and 254 Vista Point Road and consisting of four parcels (APN 021-080-014, -025, -026, and -027). The entitlements approved in 1993 remain intact and approved regardless of the outcome of the currently proposed project. The current Specific Plan Amendment proposes up to 150 new workforce housing bedrooms in up to 100 new units, a third gas pump island and overhead canopy, additional parking to accommodate onsite guest vehicles as well as a general-use park-and-ride facility and bus parking for Yosemite transit vehicles, a new package wastewater treatment system tied to a new subsurface drip irrigation system, replacement of the existing water storage tank with a new tank of the same size in the same area, a new 30,000-gallon onsite propane tank (eventually replacing the existing 5 onsite tanks), modification to the boundaries and acreage of designated open space, and modification of parcel boundaries. A Subsequent Environmental Impact Report is proposed for the project. Project documents are available at <https://monocounty.ca.gov/planning/page/tioga-inn-specific-plan-seir> or by calling (760) 924-1800. Hard copies of documents are available for the cost of reproduction.

INTERESTED PERSONS may appear before the Planning Commission to present testimony or, prior to or at the hearing, file written correspondence with: Secretary to the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546. Comments may also be emailed to [cddcomments@mono.ca.gov](mailto:cddcomments@mono.ca.gov). If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

For additional questions, please contact the Mono County Planning Division: Michael Draper, PO Box 347, Mammoth Lakes, CA 93546 (760) 924-1805, [mdraper@mono.ca.gov](mailto:mdraper@mono.ca.gov)

## Project Location



Project location: 133 Vista Point Drive



# MONO COUNTY PLANNING COMMISSION

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PO Box 347  
Mammoth Lakes, CA 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

PO Box 8  
Bridgeport, CA 93517  
760.932.5420, fax 932.5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

April 1, 2020

To: The Sheet

From: CD Ritter

Re: Legal Notice for **April 4 & 11** editions

Invoice: Stephanie Butters, PO Box 347, Mammoth Lakes, CA 93546

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## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing at a Special Meeting on **April 16, 2020**. As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by livecast at: <https://zoom.us/join> and by telephone at: 669-900-6833 (Meeting ID# is 760-924-1800) where members of the public shall have the right to observe and offer public comment, to consider the following: **9:05 a.m. TIOGA INN SPECIFIC PLAN AMENDMENT AND FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** to amend the 1993 Tioga Inn Specific Plan located at 22, 133, and 254 Vista Point Road and consisting of four parcels (APN 021-080-014, -025, -026 & -027). The entitlements approved in 1993 remain intact and approved regardless of the outcome of the currently proposed project. The current Specific Plan Amendment proposes: 1) up to 150 new workforce housing bedrooms in up to 100 new units; 2) a third gas-pump island and overhead canopy; 3) additional parking to accommodate on-site guest vehicles as well as a general-use park-and-ride facility and bus parking for Yosemite transit vehicles; 4) a new package wastewater treatment system tied to a new subsurface drip irrigation system; 5) replacement of the existing water storage tank with a new tank of the same size in the same area; 6) a new 30,000-gallon on-site propane tank (eventually replacing the existing five on-site tanks); and 7) modification to the boundaries and acreage of designated open space and modification of parcel boundaries. A Subsequent Environmental Impact Report is proposed for the project. Project materials are available for public review online at <https://monocounty.ca.gov/planning/page/tioga-inn-specific-plan-seir> and hard copies are available for the cost of reproduction by calling (760) 924-1800. **1:00 p.m. CONDITIONAL USE PERMIT 19-010/Subia. CONDITIONAL USE PERMIT 19-010/Subia.** Proposal to operate an overnight kennel facility for cats and dogs on a 5-acre Rural Residential (RR) parcel at 206 Inca Place in Benton (APN 025-030-048). The facility will be housed in a 25' x 30' metal building and will board a maximum of 17 dogs and 8 cats. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. Project materials are available for public review online at <https://monocounty.ca.gov/planning-commission/page/planning-commission-special-meeting-7> and hard copies are available for the cost of reproduction by calling (760) 924-1800. INTERESTED PERSONS are strongly encouraged to attend the livecast meeting by phone or online, and to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, **by 5 pm on Wednesday, April 15**, to ensure timely receipt, by email at [cddcomments@mono.ca.gov](mailto:cddcomments@mono.ca.gov), or via the livecast meeting (technology permitting). If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

###

## 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](mailto: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 untrammled 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 untrammled 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

Chair:  
Sally Gaines

Martha Davis  
Vireo Gaines  
David Kanner  
Gina Radieve  
Tom Soto  
Sherryl Taylor  
Doug Virtue  
Kristine Zeigler

## Directors Emeriti

Helen Green  
Ed Grosswiler  
Richard Lehman

Executive Director  
Geoffrey McQuilkin

## Southern California Office

1718 Wellesley Ave  
Los Angeles, CA  
90025-3634

On the Internet  
[monolake.org](http://monolake.org)  
[monobasinresearch.org](http://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

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**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

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**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,

*John Supper*

## 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

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**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

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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.

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**Name**

Nicholas Anderson

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**Address**

San Francisco, CA  
94117

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**Email**

[nanderson6@gmail.com](mailto:nanderson6@gmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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.

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- 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.

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**Name**

Kellie Anderson

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**Address**

445 Lloyd Ln  
Angwin, CA  
94508

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**Email**

[Kelliegato@gmail.com](mailto:Kelliegato@gmail.com)

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Sent from [The Mono-logue](#)

## Michael Draper

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**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.



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**In conclusion:**

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

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

Terry Beck

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**Name**

Terry Beck

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**Address**

1232 3rd Avenue  
Napa, CA

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**Email**

[tlsbeck@sbcglobal.net](mailto:tlsbeck@sbcglobal.net)

Sent from [The Mono-logue](#)

## Michael Draper

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**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

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**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.

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**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

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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.

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

Gail Bower

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**Name**

Gail Bower

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**Address**

79 Hacienda Carmel  
Carmel, CA  
93923-9\_\_\_

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**Email**

[gb136@comcast.net](mailto:gb136@comcast.net)

Sent from [The Mono-logue](#)

## Michael Draper

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**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!!

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**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

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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.

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**Name**

William Brazelton

---

**Address**

6438 Rampart Drive  
Carmichael , CA  
95608

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**Email**

[bill.brazelton@gmail.com](mailto:bill.brazelton@gmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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.

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**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.

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**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.

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**Name**

Jeffrey Browne

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**Address**

330 Vista del Mar  
Camarillo, CA  
93010

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**Email**

[browjeffk@gmail.com](mailto:browjeffk@gmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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.

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**Name**

Victor Caldwell

---

**Address**

32176 Mountain Lane  
North Fork, CA  
93643

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**Email**

[vicdia2003@yahoo.com](mailto:vicdia2003@yahoo.com)

Sent from [The Mono-logue](#)



## Michael Draper

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**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.

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**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

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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.

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**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

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**Email**

[karenacase@gmail.com](mailto:karenacase@gmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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.

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**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.

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**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.

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

Sincerely, Desiree Chevront

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**Name**

Desiree Chevront

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**Address**

4675 Utah St  
Unit 4  
San Diego, CA  
92112

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**Email**

[dcheuvro@gmail.com](mailto:dcheuvro@gmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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.

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**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

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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.

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**In conclusion:**

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

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**Name**

Charles Conner

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**Address**

501 S. Sonoyta Way  
Ajo, AZ  
85321

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**Email**

[whysaurus@yahoo.com](mailto:whysaurus@yahoo.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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.

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**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



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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

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**Name**

Savanna Deger

---

**Address**

P.O. Box 12  
El Portal, CA  
95318

---

**Email**

[degersavanna@gmail.com](mailto:degersavanna@gmail.com)

## Michael Draper

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**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.

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**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:

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**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!

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**Name**

Nancy Devon

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**Email**

[2ndevoo@gmail.com](mailto:2ndevoo@gmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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....

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**Name**

Jane Earnshaw

---

**Address**

---

40 College Street  
#413  
Burlington, VT  
05401

---

**Email**

[earnjshaw@gmail.com](mailto:earnjshaw@gmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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](mailto:andreacade@yahoo.com)

Sent from [The Mono-logue](#)



## Michael Draper

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**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.

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**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

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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.

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**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](mailto:blizzardbella58@gmail.com)

## Michael Draper

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**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!

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**Name**

Sally Gallice

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**Address**

1730 Camassia Lane  
Catsbad, CA  
92011

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**Email**

[gallice.sally777@gmail.com](mailto:gallice.sally777@gmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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

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**Name**

Denny Gustafson

---

**Address**

12634 Bass Lake Rd  
Chardon, OH  
44024

---

**Email**

[dennygus1@gmail.com](mailto:dennygus1@gmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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

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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.

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**In conclusion:**

Please take the long view and protect Mono Lake.

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

Mary Ellen Hannibal

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**Name**

Mary Ellen Hannibal

---

**Address**

2834 Divisadero Street  
San Francisco, CA  
94123



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**Email**

[maryellenhannibal@gmail.com](mailto:maryellenhannibal@gmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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](mailto: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

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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](mailto:atipphowes@gmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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](mailto:Huckabay@synth.org)

Sent from [The Mono-logue](#)

## Michael Draper

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**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?

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



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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.

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**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

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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](mailto: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.

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**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.

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**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](mailto:g.k.kouklis@gmail.com)

## Michael Draper

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**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.

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**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

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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.

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**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](mailto: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.

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**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

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**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

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

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Best

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**Name**

Lissie Kretsch

---

**Address**

5513 Foresta rd  
El portal, CA  
95389

---

**Email**

[lissiekretsch@hotmail.com](mailto: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.

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**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

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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.

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**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,

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**Name**

Leslie Lew

---

**Address**

1512 Banks Ave  
Napa, CA  
94559

---

**Email**

[leslielightning@hotmail.com](mailto: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.

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**Name**

Stephanie Little

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**Address**

---

3070 Beachcomber Dr  
Morro Bay, CA  
93442

---

**Email**

[stephjoy13@hotmail.com](mailto: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.

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**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

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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.

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**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

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

Allison Maires

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**Name**

Allison Maires

---

**Address**

2694 Sereno Ave  
Ventura, CA  
93003

---

**Email**

[allisonmaires@hotmail.com](mailto:allisonmaires@hotmail.com)

Sent from [The Mono-logue](#)



## Michael Draper

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**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.

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**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.

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**Name**

Tabea Mastel Tabea Mastel

---

**Address**

3018 Roosevelt Ave  
CA

---

**Email**

[tmastel@sbcglobal.net](mailto:tmastel@sbcglobal.net)

Sent from [The Mono-logue](#)

## Michael Draper

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**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

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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.

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**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

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**Name**

Genevieve McElroy

---

**Address**

5286 Harbord Drive  
Oakland, CA  
94618

---

**Email**

[stuffarama@comcast.net](mailto:stuffarama@comcast.net)

Sent from [The Mono-logue](#)

## Michael Draper

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**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.

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**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.

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**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

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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](mailto:remclean1@comcast.net)

Sent from [The Mono-logue](#)

## Michael Draper

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**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



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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](mailto: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.

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**Name**

Sue Ann Monteleone

---

**Address**

1831 N. Nevada  
Carson City , NV  
89703

---

**Email**

[samonte@charter.net](mailto:samonte@charter.net)

Sent from [The Mono-logue](#)

## Michael Draper

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**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.

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- 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](mailto:lmno77p@yahoo.com)

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Sent from [The Mono-logue](#)

## Michael Draper

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**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](mailto: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.

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**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

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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](mailto: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

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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!

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**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](mailto:robandjpat@verizon.net)

Sent from [The Mono-logue](#)

## Michael Draper

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**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.

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**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.

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**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

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**Name**

James Plehn

---

**Address**

P.O. Box 125  
Tahoe City, CA  
96145

---

**Email**

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[jimplehn@gmail.com](mailto:jimplehn@gmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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.

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**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.

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

Brandon Reedy

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**Name**

Brandon Reedy

---

**Address**



---

Sacramento, CA  
95811

---

**Email**

[brandon\\_blr@hotmail.com](mailto:brandon_blr@hotmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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.

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

Barbara Rivenes

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**Name**

Barbara Rivenes

---

**Address**

108 Bridger Ct  
Grass Valley, CA  
95945-9706

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**Email**

[brivenes@sbcglobal.net](mailto:brivenes@sbcglobal.net)

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Sent from [The Mono-logue](#)

## Michael Draper

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**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.

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**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

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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,

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**Name**

Lawrence Rosenblum

---

**Address**

1092 Fuchsia Drive  
Sunnyvale, CA  
94086

---

**Email**

[ldr@larryr.com](mailto:ldr@larryr.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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.

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**Name**

Amy Ross

---

**Address**

2877 East Cobblemoor Lane  
Sandy, UT  
84093

---

**Email**

[Ross.Amy.E@gmail.com](mailto:Ross.Amy.E@gmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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

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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

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**Name**

Anita Schiebel

---

**Address**

13940 Oakwood Glen Pl  
Valley Center, CA  
92082

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**Email**

[aschiebel@hotmail.com](mailto:aschiebel@hotmail.com)



## Michael Draper

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**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](mailto:PatrickS@sfzoo.org)

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Sent from [The Mono-logue](#)

## Michael Draper

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**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](mailto:jenniferlrscribner@gmail.com)

## Michael Draper

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**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?

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**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.

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**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

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**Name**

Sharon Seslowe

---

**Address**

---

40997 Road 612  
Raymond , CA  
93653

---

**Email**

[seslowe@sti.net](mailto:seslowe@sti.net)

Sent from [The Mono-logue](#)

## Michael Draper

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**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.)

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**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



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

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**Name**

Emily Smiley

---

**Address**

1445 Vicki Ln  
Nipomo, CA  
93444

---

**Email**

[bsmiley23@live.com](mailto:bsmiley23@live.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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

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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.

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**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](mailto:glenrumpet@gmail.com)

## Michael Draper

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**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

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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](mailto: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](mailto: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.

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**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](mailto:ems2bad@hotmail.com)

## Michael Draper

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**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](mailto: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](mailto:dennymys@sbcglobal.net)

Sent from [The Mono-logue](#)

## Michael Draper

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**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

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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](mailto:vajk_parents@yahoo.com)

Sent from [The Mono-logue](#)



## Michael Draper

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**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

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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](mailto: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**

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[gmwhisen@gmail.com](mailto: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](mailto:mwilenchik@gmail.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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

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**Name**

Kristin Womack

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**Address**



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396 San Francisco Blvd.  
San Anselmo, CA  
94960

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**Email**

[kristinwomack@yahoo.com](mailto:kristinwomack@yahoo.com)

Sent from [The Mono-logue](#)

## Michael Draper

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**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.

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**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

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**Name**

Nina Wouk

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**Address**

---

1259 El Camino Real  
Menlo Park, CA  
94025

---

**Email**

[nwouk@ix.netcom.com](mailto: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

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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.**

Jeri Zemon

---

**Name**

Jeri Zemon

---

**Address**

10959 Robinwood Lane  
Sonora, CA  
95370

---

**Email**

[jeriberi@earthlink.net](mailto:jeriberi@earthlink.net)

Sent from [The Mono-logue](#)

**Attachment #6**  
**Tioga Inn Specific Plan Amendment #3 and FSEIR Staff Report**

The powerpoint presentation for the Tioga Inn Specific Plan Amendment #3 and FSEIR will be made available before the Planning Commission begins and will be sent to the Planning Commission email subscription list. It will also be accessible from the Mono County Calendar under the April 16 Planning Commission posting.



# Mono County Community Development Department

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PO Box 347  
Mammoth Lakes, CA 93546  
760-924-1800, fax 924-1801  
commdev@mono.ca.gov

## Planning Division

PO Box 8  
Bridgeport, CA 93517  
760-932-5420, fax 932-5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

April 16, 2020

To: Mono County Planning Commission

From: Kelly Karl, Assistant Planner

Re: PUBLIC HEARING: Use Permit 19-010/Subia

### RECOMMENDATION

It is recommended that Planning Commission take the following actions:

1. Hold the public hearing, receive public testimony, deliberate the project, and make any desired changes.
2. Find that the project qualifies as a Categorical Exemption under CEQA guidelines 15303 and instruct staff to file a Notice of Exemption;
3. Make the required findings as contained in the project staff report; and
4. Approve Use Permit 19-010 subject to Conditions of Approval.

### BACKGROUND

The Mono County General Plan defines a commercial kennel as “any facility other than a private kennel, including but not limited to, a facility for the keeping boarding, breeding, training and maintaining of more than four dogs of 4 months of age or older whether for a fee or not, or for sale.” Commercial kennel facilities are permitted subject to use permit in the following designations: Agriculture (AG), Commercial (C), Estate Residential (ER), Rural Mobile Home (RMH), Rural Residential (RR), and Scenic Area Agriculture (SAA). Per Chapter 9.16 of the Mono County Code, kennel facilities where four or more dogs are kept for commercial purposes must also maintain an annual kennel license from Mono County Animal Control Department.

### PROJECT DESCRIPTION

UP 19-010 is a proposal for an overnight kennel facility, Camp K9 & Friends, that will board both cats and dogs on a 5-acre parcel at 206 Inca Place in Benton (APN 025-030-048). The parcel has an existing primary residential use and the proposed kennel facility would be located on the north side of the property in a separate building. The parcel is designated Rural Residential (RR) and kennels are listed as a permitted use subject to use permit.

Uses surrounding the project are a mix of Rural Residential (RR), Resource Management (RM), and Mixed Use (MU) parcels. Contiguous properties are almost entirely RR parcels, with the exception of an MU parcel to the southeast on Inca Place, and a Bureau of Land Management RM parcel to the west.

Camp K9 & Friends will be housed in a 25' X 30' metal building (750 square feet) with interior insulation, finished interior walls, a sealed concrete floor with central drain, and radiant floor cooling/heating (see Attachment 1 – Site Plan). An ADA accessible bathroom will be provided in a separate 10' X 10' stick build structure on the south side of the facility and immediately adjacent to an ADA accessible walkway and parking space located at the front entrance of the boarding facility. The facility is designed to board a maximum of 17 dogs and 8 cats and will contain up to 13 dog kennels, 8 cat condos, and 1 isolation kennel. In addition to overnight boarding, Camp K9 & Friends will also offer grooming and training services to pets.

**FIGURE 1: PROJECT LOCATION**



**FIGURE 2: PROJECT LAND USE DESIGNATION**

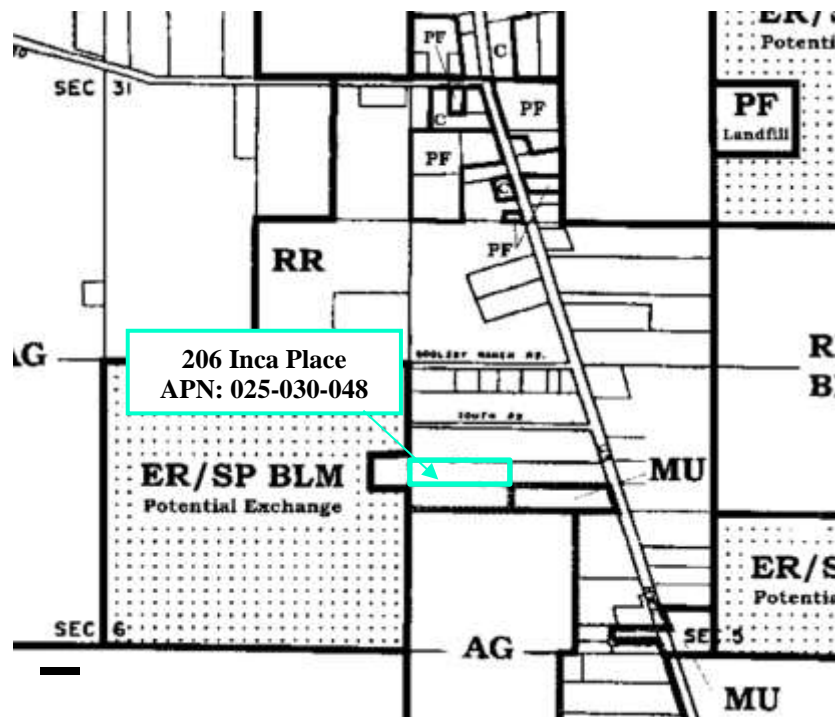
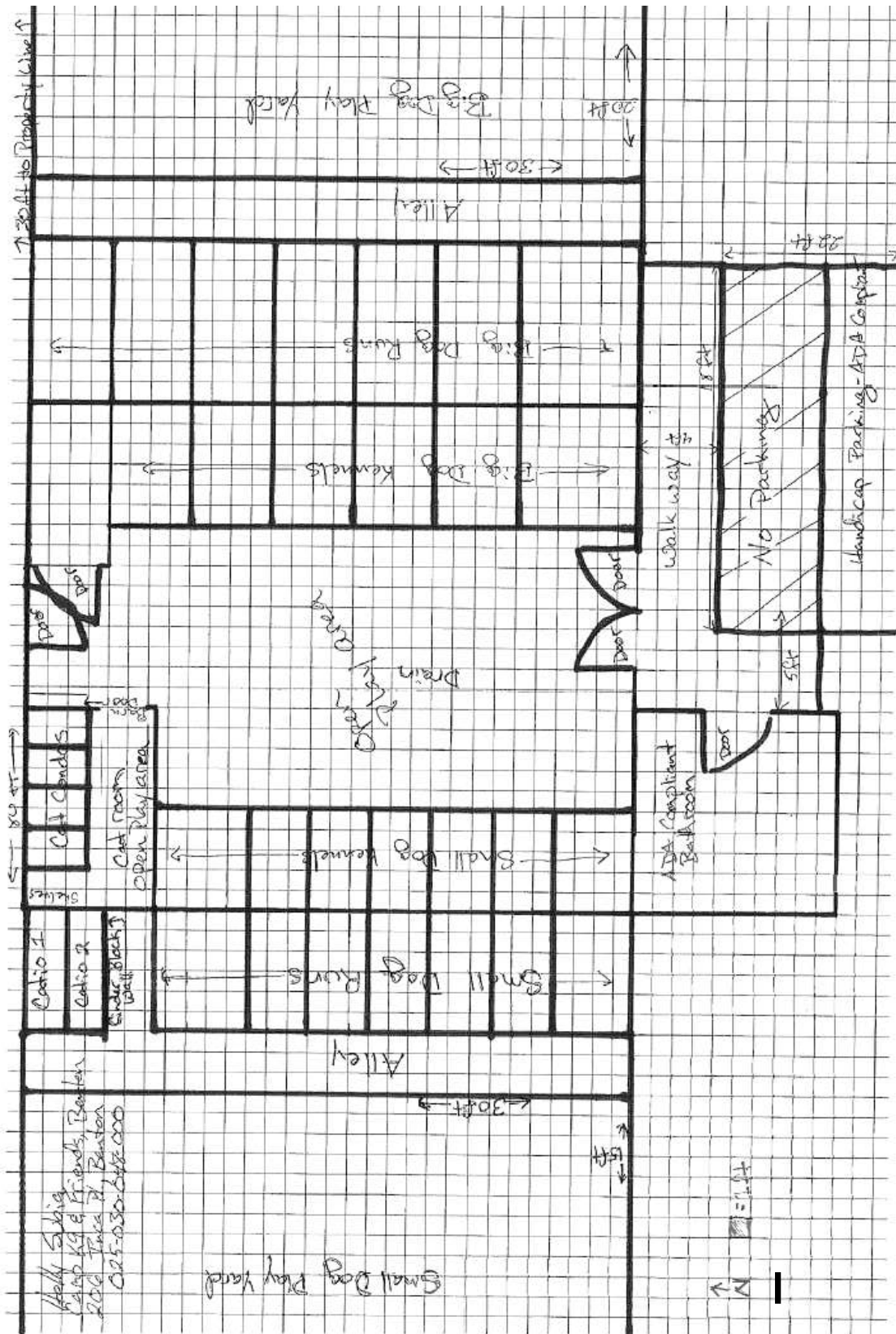


FIGURE 3 – FLOOR PLAN



Two types of dog kennels will be provided in this facility to accommodate both small and large dogs, six 4' x 6' – 6' x 6' large dog kennels will be located on the east side of the facility and seven 3' x 5' – 4' x 5' small dog kennels will be located on the west side of the facility. Dog kennels will use “Gator Kennels<sup>1</sup>” brand kennels (except for the isolation kennel) that feature an innovative design that allows removal of the panels between individual kennels. This design allows flexibility in individual kennel dimensions and would allow two or three kennels to be combined to accommodate two or more dogs from the same family. The facility design would also allow for two small dogs from the same family to share a kennel (e.g. chihuahuas, terriers, etc.). Thus, the maximum number of dogs (17) proposed for this project differs from the number of dog kennels (13) and assumes that up to four kennels are shared by meeting the criteria above that would allow four additional dogs to be boarded at the facility. Dog kennels will have a solid and nontransparent base to attenuate sound and prevent dogs from fence fighting with neighboring kennels. An isolation kennel with solid walls on the northeastern side of the facility is also included in the facility to house and isolate sick pets. The isolation kennel will remain vacant and is not included in the maximum kennel count as it is intended solely to house sick pets. An open indoor dog play area will be located in the center of the building to provide a controlled environment for senior dogs and puppies to play safely as well as provide a safe and temperature-controlled area for all dogs to play indoors during inclement weather.

The facility will also include a separate “cat room” on the northwest side of building designed to accommodate up to eight cats in eight 4' L x 4' W x 2' H cat condos. Cat condos will be stacked vertically (four on bottom and four on top) to save floor space and each cat condo will feature sleeping/feeding area, litter box area, as well as multiple platforms and hammocks for enrichment. The cat room will include interior insulation to minimize the noise impacts to cats from neighboring dog kennels. A multi-level open play area will provide a safe and controlled environment for cats to play and explore in the cat room and will feature various toys and poles for climbing/scratching. The cat room will also include a small pass-through door with a sitting ledge on the inside of the cat room for cats to access the two “catios” or enclosed cat patios located on the exterior of the building.

Camp K9 & Friends will also include two exterior dog runs, two fenced alleyways, two large/small dog play yards and two “catios.” All dog kennels will have in/out dog doors allowing access to individual exterior dog runs. Dog runs will feature 6' high fencing, the lower 3' constructed out of cinderblock to attenuate sound and prevent fence fighting; the upper 3' will utilize chain link, and all runs will be topped with shade tarps. Fenced alleyways will connect exterior dog runs to the play yards for large dogs (20' x 30') and small dogs (15' x 30'). Both play yards will utilize 6' high chain link fencing and will be covered with shade tarps. Lastly, the facility will also provide two exterior “catios” for outdoor enrichment with a concrete floor and fully enclosed by hardware cloth or other heavy-gauge wire mesh. “Catios” will have two access points, a small cat-sized pass through door with a sitting ledge will be located inside the cat room and a human-sized door will be located on the exterior of the “catio” for staff to retrieve cats who may not wish to return to the

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<sup>1</sup> Due to the copyrighting of Gator Kennels, pictures and diagrams cannot be included in the staff report, information and specifications for the proposed kennels can be found at the manufacturer’s website at the following link: <https://www.gatorkennels.com/>

inside of the building. A cinder block wall will be constructed to separate nearest small dog runs from the “catios.”

Each pet boarded at Camp K9 & Friends must be fully vaccinated, and proof of vaccinations must come from a veterinarian. Any pet that cannot be vaccinated due to health reasons must have a letter from their veterinarian, and the pet’s owner will be required to sign an agreement acknowledging the risks of boarding a pet that is not fully vaccinated. Any animal showing signs of illness will be isolated immediately in the isolation kennel or taken to a local veterinarian of the owner’s choosing.

During the initial phase of operation Camp K9 & Friends likely will consist of two total employees (the two property owners), one full-time and one part-time. At full capacity, Camp K9 & Friends will employ a maximum of one part-time and two full-time employees with the potential for additional seasonal employees as needed during peak seasons (summer/holidays). The applicant has an existing residence on site, and an employee will always be on site when animals are boarded at the facility.

The applicant will maintain an annual kennel license with Mono County Animal Control and will be subject to two inspections per year; one scheduled, and one unannounced. Mono County Animal Control was provided a copy of the site plan, business plan, and draft conditions of approval and had no additional comments, conditions, or requirements for this project.

#### **LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE (LDTAC)**

The LDTAC reviewed and approved the application for processing on September 3, 2019. The project was reaccepted for processing on February 18, 2020 due to substantial changes to the application. The draft conditions of approval for this project were reviewed and approved by LDTAC on April 6, 2020.

#### **PUBLIC HEARING NOTICE**

A hearing notice was published in the March 7 issue of The Sheet (see Attachment 2). Notices were also mailed to surrounding property owners within 300 feet of the proposed project (Attachment 3). No public comments were received as of the drafting of this staff report.

#### **CEQA COMPLIANCE**

This Use Permit qualifies for a Class 3 Categorical Exemption under CEQA Guideline 15303:

*CEQA Guidelines 15303 construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:*

*(a) One single-family residence, or a second dwelling unit in a residential zone may be constructed or converted under this exemption.*

*(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the*



*use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.*

*(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.*

This project qualifies as a Class 3 exemption because it consists of the installation of a commercial structure under 2,500-square feet in floor area and does not involve the use of significant amounts of hazardous substances (15303(c)). Dog runs, play yards, and catios are exempted by 15303(c) which covered accessory structures such as patios and fences.

**SITE PHOTO 1 - 03/13/2020**



*Looking east from the proposed Camp K9 & Friends site.*

**SITE PHOTO 2 - 03/13/2020**



*Looking west from the proposed Camp K9 & Friends site.*

**April 16, 2020**

## **GENERAL PLAN CONSISTENCY**

The land use designation for this property is RR, and kennels are a permitted use subject to use permit. According to the Mono County General Plan, the intent of the RR designation is to permit larger-lot single-family dwelling units with ancillary rural uses in areas away from developed communities. The project is consistent with General Plan Land Use Designation policies, Countywide land use policies, and Tri-Valley Area Plan policies contained in the Mono county General Plan Land Use Element.

The proposed project is consistent with the Countywide Land Use policies that seek to accommodate commercial growth that enhances the local economy within existing communities, when compatible with community character. The proposed project provides a service needed by both residents and visitors and would create local jobs and be economically beneficial to the area. The project is also consistent with the Tri-Valley Area Plan policies that encourage the continuation of home businesses in the area as well as the development of businesses that enhance the local economy and provide needed services to residents and visitors.

## **MONO COUNTY LAND USE ELEMENT, COUNTYWIDE LAND USE POLCIES**

*Objective 1.A. Accommodate future growth in a manner that preserves and protects the area's scenic, agricultural, natural, cultural and recreational resources and that is consistent with the capacities of public facilities and services.*

*Policy 1.A.1. Contain growth in and adjacent to existing community areas.*

*Objective 1.E. Provide for commercial development to serve both residents and visitors.*

*Policy 1.E.1. Concentrate commercial development within existing communities.*

*Action 1.E.1.a. Designate a sufficient amount of commercial land within communities to serve the needs of residents and visitors.*

*Policy 1.E.4. Allow for the integration of small-scale commercial uses with associated residential uses, such as employee housing.*

*Policy 1.E.5. Commercial development should be compatible with community character.*

*Objective 1.I. Maintain and enhance the local economy.*

*Policy 1.I.1. Land use designations shall provide sufficient land for the economic development of community areas.*

## **MONO COUNTY LAND USE ELEMENT, TRI-VALLEY AREA POLICIES**

*Objective 26.D. Provide adequate commercial and public facilities and improved access to County services to serve visitors and residents in the Tri-Valley.*

*Policy 26.D.4. In Benton, encourage the establishment of commercial enterprises oriented toward providing services to highway travelers.*

*Policy 26.D.5. Allow the continuation of home businesses in the area.*

*Objective 26.E. In Benton, encourage the establishment of commercial enterprises oriented toward providing services to residents as well as tourists and highway travelers.*

*Policy 26.E.2. Encourage commercial and community services that enhance the well-being and quality of life of all Benton residents.*

## **PARKING**

The parking space requirement for the “General Retail, Services, & Offices” category of Table 06.010 specifies one space for every 200 sq ft of gross leasable floor area. “Gross leasable floor area” is further defined as “the total floor area, not counting hallways, bathrooms or storage/utility.” Using this definition, the project has a total of 750 square feet of gross leasable floor area. Thus, the project must provide four 9’ x 18’ parking spaces, plus one ADA-compliant space. The project provides one ADA-accessible space at the front of the building and an accessible path of travel to both the kennel facility and the ADA compliant bathroom. The property has ample space on the southeast and east side of the property immediately adjacent to the ADA parking space and the large dog play yard to accommodate the necessary five parking spaces (including one ADA- compliant space).

## **NOISE ORDINANCE**

The project will be subject to the Chapter 10.16 of the Mono County Code that establishes thresholds for legal noise levels based on land use and time of day. According to Table 10.16.060(A) – Maximum Allowable Exterior Noise Levels, residential – low density land uses have a maximum allowable exterior noise level of 55 dBA or less during the day (7:00 am – 9:59 pm) and 50 dBA or less at night (10:00 pm – 6:59 am).

In order to minimize the amount of noise generated by the facility, dogs will be monitored while playing in the play yards or roaming in their individual dog runs, and any dog that barks excessively will be corrected. Any barking that happens after dogs have been put to bed will be checked on and corrected. Correction measures will include warning, scolding, a spray bottle with water, or being taken out only on a leash. Excessive barking will not be tolerated and repeat offenders will only be allowed to board if the owner supplies a bark collar. However, if the bark collar proves ineffective that dog will not be allowed to board at the facility.

Camp K9 & Friends also proposes three preventive measures to reduce the likelihood of excessive barking: 1) pet owners will be encouraged to bring their pet’s bedding, toys, food, blanket, and something that carries the owner’s scent which should discourage barking by making dogs feel more at home; 2) regular play and exercise should help dogs sleep at night and reduce the likelihood of barking; and 3) the facility will utilize soothing music, essential oils, or photonic therapy (lighting-based therapy to help reduce anxiety or fear) to provide a comforting environment for pets.

## **USE PERMIT FINDINGS**

In accordance with Mono County General Plan, Chapter 32, Processing-Use Permits, the Planning Commission may issue a Use Permit after making certain findings.

Section 32.010, Required Findings:

- 1. All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features because:*



- a. Kennels are a permitted use subject to use permit within the RR land use designation.
  - b. The 5-acre parcel is adequate in size and shape to accommodate the kennel operations, and the proposed dog runs, play areas, and alleyways are adequate to maintain safe control of dogs.
  - c. The project meets the 50' front, 30' side, and 30' rear yard setbacks for the RR designation.
  - d. Lot coverage is well below the 40% maximum and proposes only an additional 1,851 SF of lot coverage bringing total lot coverage to 2%.
  - e. The project meets the parking standards for the "General Retail, Services, & Offices" category of Table 06.010 by providing four 9' x 18' spaces and one ADA-compliant space.
  - f. The parcel is exempt from Public Resources Code Section 4290 due to Parcel Map 35-28 being approved in 1988 and prior to January 1, 1991, cutoff date for subdivisions subject to this section. The project has also obtained a provisional will-serve letter from the White Mountain Fire Protection District for the proposed use (Attachment 4).
2. *The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:*
- a. Project is accessed via Inca Place, an unpaved private road off US Highway 6. The proposed project is not expected to generate a significant increase in traffic or compromise the current capacity of Inca Place.
  - b. The Great Basin Air Pollution Control District was consulted regarding the potential impacts of fugitive dust from increased traffic on unpaved Inca Place, and the District determined that a dust-control plan was not necessary for this project. The only requirement from the District for this project is for the applicant to comply with Rule 400 – Opacity Rule, Rule 401 – Fugitive Dust, and Rule 402 – Nuisance. Recommended reasonable precautions suggested by the District for this project included: 1) enacting, posting, and enforcing speed limitations on the road; and 2) if necessary, applying water, gravel, or a stabilizer to the road surface.
3. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located because:*
- a. Biannual inspections conducted by Animal Control Officers will assure compliance with conditions necessary to maintain an annual kennel license.
  - b. The project will be subject to the Chapter 10.16 of the Mono County Code which established thresholds for noise levels. According to Table 10.16.060(A) – Maximum Allowable Exterior Noise Levels, for daytime and nighttime in residential – low density land uses.
  - c. The project has received a provisional will-serve letter from the White Mountain Fire Protection District for the proposed use and will be required to obtain a final

will-serve letter from the District as part of the conditions of approval for the use permit (Attachment 4).

4. *The proposed use is consistent with the map and text of the Mono County General Plan because:*

- a. The proposed use is consistent with policies set forth in the Mono County General Plan which allows for the approval of kennel facilities in the RR designation subject to a Use Permit.
- b. The proposed use is not expected to cause significant environmental impacts or be detrimental to surrounding property.
- c. The proposed use is consistent with the General Plan, the Tri-Valley Area policies, and Countywide land use policies.

This staff report has been reviewed by the Principal Planner.

#### **ATTACHMENTS**

Attachment 1 – Site Plan

Attachment 2 – Public Hearing Notice – The Sheet

Attachment 3 – Public Hearing Notice – Mailer

Attachment 4 – White Mountain Fire Protection District Provisional Will Serve Letter

Attachment 5 – Business Plan



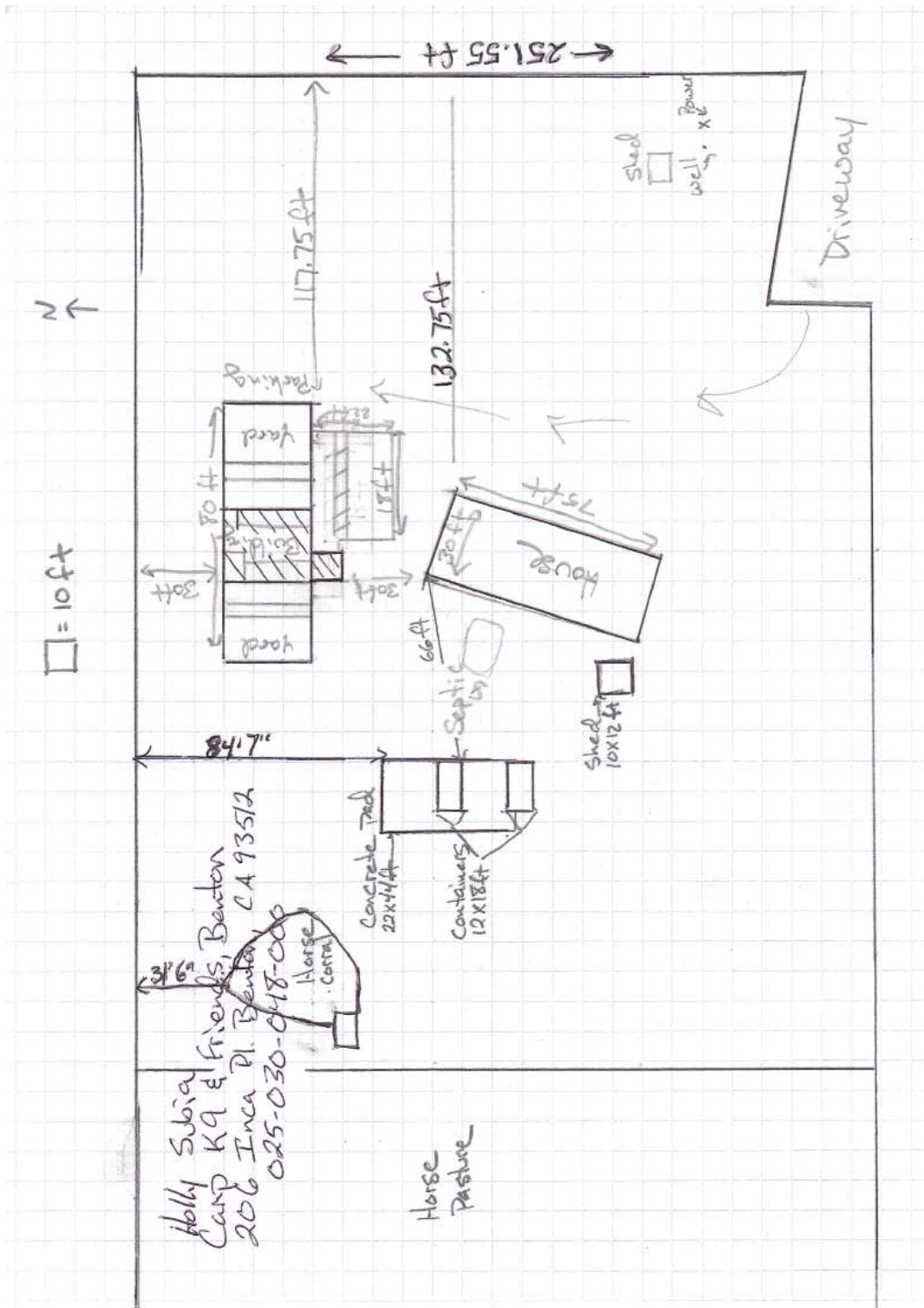
## **CONDITIONS OF APPROVAL**

### **Use Permit 19-010/Subia**

1. All development shall meet requirements of the Mono County General Plan, Mono County Code, and project conditions.
2. Project shall comply with all Mono County Building Division, Public Works, Environmental Health, and Animal Control requirements.
3. Project shall be in substantial compliance with site plan shown in the staff report.
4. A maximum of 17 dogs and eight cats shall be permitted at any one time on the project site. A person shall always be on site when animals are boarded at the facility.
5. A valid annual Kennel License shall be maintained through the Mono County Animal Control Department. The property shall be inspected by Animal Control Officers twice per year: one inspection scheduled, and one unannounced.
6. Pets boarded overnight shall be housed inside the facility and have access to protection from the elements and inclement weather. Pets shall have access to clean water at all times.
7. Dogs shall be under control at all times and will not be allowed to run free within community areas. When pets are allowed outdoors in dog runs, play yards, or catios, pets shall be supervised.
8. All animal bites shall be reported immediately to the Mono County Animal Control Department.
9. Health certificates and proof of vaccinations from a veterinarian shall be maintained on site for all pets boarded at the facility and shall be made available to Animal Control Officers upon request.
10. The site shall be maintained in a neat, clean, and orderly manner. Animal waste shall be picked up on a daily basis and properly disposed of at the local transfer station.
11. Any complaints regarding kennel operations shall be resolved immediately. Continued violations shall be grounds for use permit revocation.
12. All exterior lighting must comply with Chapter 23, Dark Sky Regulations.
13. Project is required to comply with any requirements of the White Mountain Fire Protection District. The applicant shall provide a final “will-serve” letter from the White Mountain Fire Protection District indicating the FPD will provide service to the project.
14. Project is required to comply with Great Basin Unified Air Pollution Control District regulations.
15. In the event of discovery or recognition of any human remains, all work shall be stopped, and there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the County has examined the site (California Health and Safety Code § 7050.5).

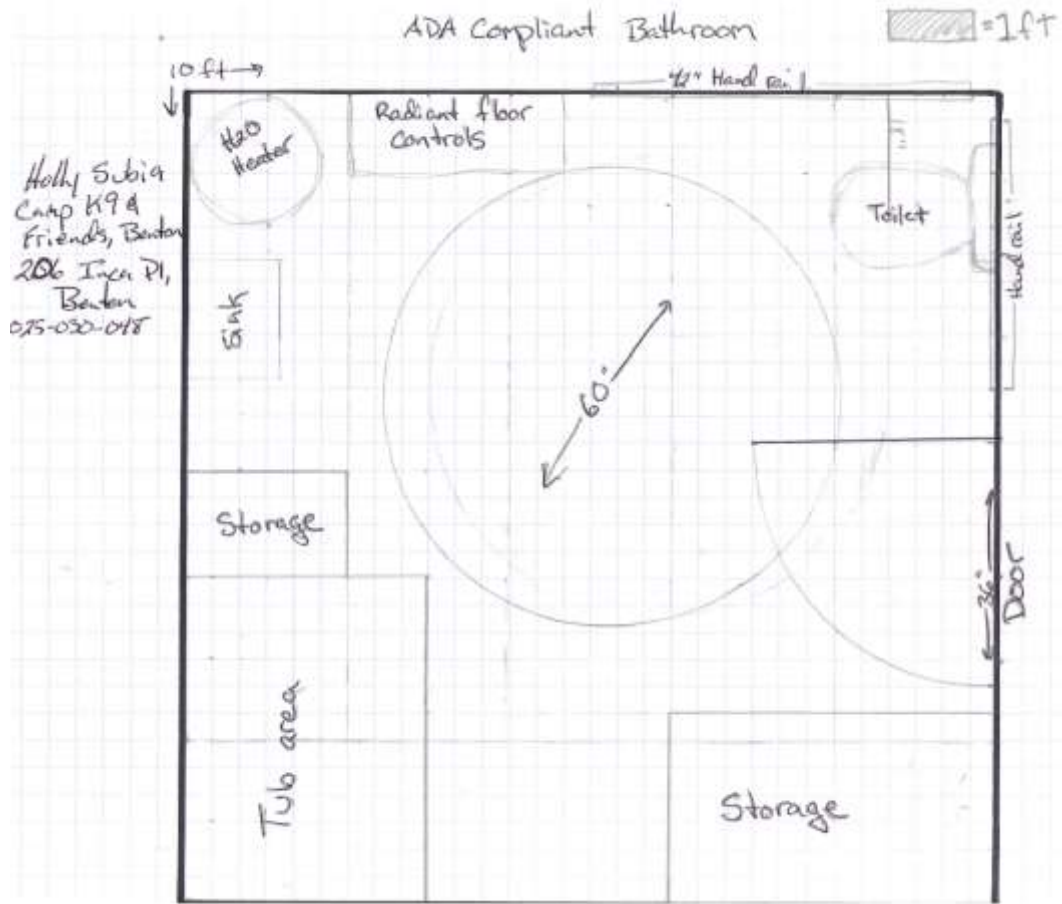
16. If any of these conditions are violated, this permit and all rights hereunder may be revoked in accordance with Section 32.080 of the Mono County General Plan, Land Development Regulations.

**ATTACHMENT 1 – SITE PLAN**

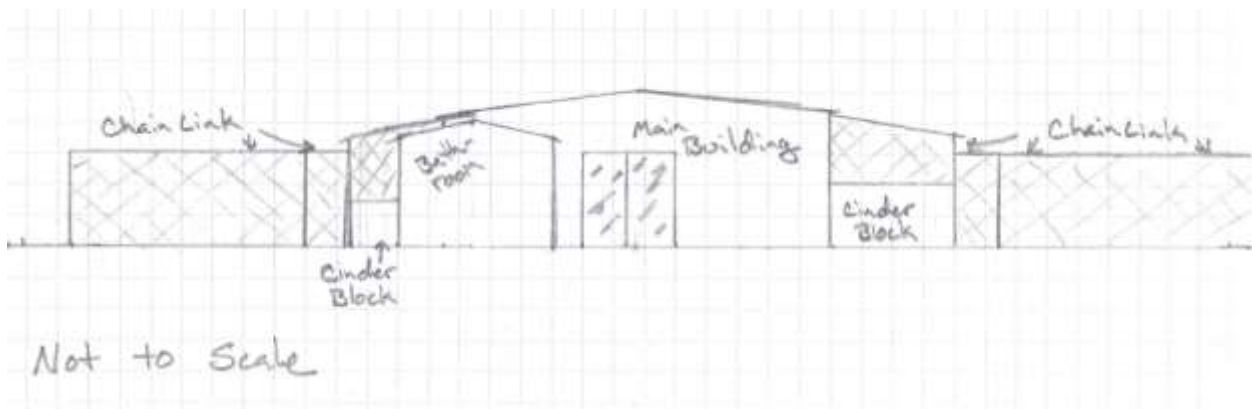


ATTACHMENT 1 – SITE PLAN





**ATTACHMENT 1 – ELEVATIONS**





## ATTACHMENT 2 - PUBLIC HEARING NOTICE: THE SHEET

### MONO COUNTY PLANNING COMMISSION

PO Box 347  
Mammoth Lakes, CA 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

PO Box 8  
Bridgeport, CA 93517  
760.932.5420, fax 932.5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

April 1, 2020

To: The Sheet

From: CD Ritter

Re: Legal Notice for April 4 & 11 editions

Invoice: Stephanie Butters, PO Box 347, Mammoth Lakes, CA 93546

#### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing at a Special Meeting on **April 16, 2020**. As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by livecast at: <https://zoom.us/join> and by telephone at: 669-900-6833 (Meeting ID# is 760-924-1800) where members of the public shall have the right to observe and offer public comment, to consider the following: **9:05 a.m. TIOGA INN SPECIFIC PLAN AMENDMENT AND FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** to amend the 1993 Tioga Inn Specific Plan located at 22, 133, and 254 Vista Point Road and consisting of four parcels (APN 021-080-014, -025, -026 & -027). The entitlements approved in 1993 remain intact and approved regardless of the outcome of the currently proposed project. The current Specific Plan Amendment proposes: 1) up to 150 new workforce housing bedrooms in up to 100 new units; 2) a third gas-pump island and overhead canopy; 3) additional parking to accommodate on-site guest vehicles as well as a general-use park-and-ride facility and bus parking for Yosemite transit vehicles; 4) a new package wastewater treatment system tied to a new subsurface drip irrigation system; 5) replacement of the existing water storage tank with a new tank of the same size in the same area; 6) a new 30,000-gallon on-site propane tank (eventually replacing the existing five on-site tanks); and 7) modification to the boundaries and acreage of designated open space and modification of parcel boundaries. A Subsequent Environmental Impact Report is proposed for the project. Project materials are available for public review online at <https://monocounty.ca.gov/planning/page/tioga-inn-specific-plan-seir> and hard copies are available for the cost of reproduction by calling (760) 924-1800. **1:00 p.m. CONDITIONAL USE PERMIT 19-010/Subia. CONDITIONAL USE PERMIT 19-010/Subia.** Proposal to operate an overnight kennel facility for cats and dogs on a 5-acre Rural Residential (RR) parcel at 206 Inca Place in Benton (APN 025-030-048). The facility will be housed in a 25' x 30' metal building and will board a maximum of 17 dogs and 8 cats. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. Project materials are available for public review online at <https://monocounty.ca.gov/planning-commission/page/planning-commission-special-meeting-7> and hard copies are available for the cost of reproduction by calling (760) 924-1800. **INTERESTED PERSONS** are strongly encouraged to attend the livecast meeting by phone or online, and to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, by 5 pm on **Wednesday, April 15**, to ensure timely receipt, by email at [cddcomments@mono.ca.gov](mailto:cddcomments@mono.ca.gov), or via the livecast meeting (technology permitting). If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

###

UP 19-010/Subia  
April 16, 2020

# ATTACHMENT 3 – PUBLIC HEARING NOTICE – MAILER

## Mono County Community Development Department Planning Division

PO Box 347  
Mammoth Lakes CA, 93546  
760.924.1800, fax: 924.1801  
[commdev@mono.ca.gov](mailto:commdev@mono.ca.gov)

PO Box 8  
Bridgeport, CA, 93517  
(760) 932-5420, fax: 932-5431  
[WWW.MONOCOUNTY.CA.GOV](http://WWW.MONOCOUNTY.CA.GOV)

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **April 16, 2020**. As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by livecast at: <https://zoom.us/join> and by telephone at: 669-900-6833 (Meeting ID# is 760-924-1815) where members of the public shall have the right to observe and offer public comment, to consider the following: **1:00 p.m. CONDITIONAL USE PERMIT 19-010/Subia**. Proposal to operate an overnight kennel facility for cats and dogs, Camp K9 & Friends, on a 5-acre Rural Residential (RR) parcel at 206 Inca Place in Benton (APN 025-030-048). The facility will be housed in a 25' x 30' metal building and will board a maximum of 17 dogs and 8 cats.

In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. Project materials are available for public review online at <https://monocounty.ca.gov/planning-commission/page/planning-commission-special-meeting-7> and hard copies are available for the cost of reproduction by calling (760) 924-1800.

INTERESTED PERSONS are strongly encouraged to attend the livecast meeting by phone or online, and to submit comments by **5 pm on Wednesday, April 15** to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546 to ensure timely receipt, by email at [cdcomments@mono.ca.gov](mailto:cdcomments@mono.ca.gov), or via the livecast meeting (technology permitting). If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

For additional questions, please contact the Mono County Planning Division:

Kelly Karl, Assistant Planner  
PO Box 347  
Mammoth Lakes, CA 93546  
(760) 924-1809, [kkarl@mono.ca.gov](mailto:kkarl@mono.ca.gov)



UP 19-010/Subia  
April 16, 2020

**ATTACHMENT 4 – WHITE MOUNTAIN FPD PROVISIONAL WILL-SERVE LETTER**



White Mountain Fire Protection District



Dave Doonan  
Fire Chief  
White Mountain Fire Protection District  
25470 Hwy 6  
Benton, California 93512  
whitemountainfire@gmail.com

10 December 2019

Kelly Karl  
Assistant Planner  
Mono County CDD

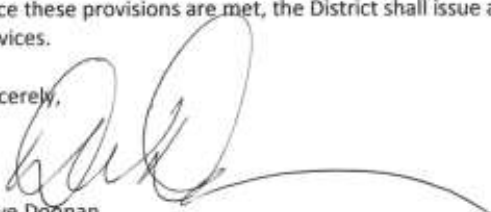
Dear Ms. Karl,


This letter shall serve to inform you that the project proposed by Holly Subia located at 206 Inca Place, Benton California (APN: 025-030-048) falls within the jurisdiction of the White Mountain Fire Protection District. As such, the District will serve the fire protection needs of this project with the following provisions;

1. The project shall meet all building requirements of Mono County as evidenced by a valid building permit.
2. All fire mitigation fees shall be paid
3. The project shall meet all requirements of NFPA 150 and NFPA 5000 as they pertain to the construction and operation of Pet Boarding Facilities.
4. The project shall meet all requirements of Chapter 11 of Part 6 of Division 105 of the Health and Safety Code, State of California

Once these provisions are met, the District shall issue a final will serve letter for fire protection services.

Sincerely,

  
Dave Doonan



**CAMP K9 & FRIENDS,  
BENTON**  
Benton, CA

Camp K9 & Friends, Benton is a small, friendly, hands on boarding facility. Pets that stay with us get the best care, just like home. We provide one-on-one attention that would not be possible at a large boarding kennel. Pet parents can relax while they are away from home, knowing that their pets will get the best care.

**206 Inca Pl., Benton, CA**  
760-937-3712 [campK9Benton@gmail.com](mailto:campK9Benton@gmail.com)



## Executive Summary

Holly has been pet sitting in the area for several years. She has become very aware of a need for better options for pet boarding facilities in the surrounding communities. Holly has loved animals for as far back as she can remember. Snoopy, Holly's dog, is not just a pet. Snoopy is family. To Holly Snoopy is like her child. There is not a boarding facility in this area that Holly would leave her dog in. Market research shows that 90% of the people surveyed feel the same way. The pet industry, as a whole, is growing. According to the American Pet Products Association, APPA, the total United States pet industry expenditures in 2017 were 69.51 billion dollars. The numbers for 2018 are not in yet but the APPA estimated it to be 72.13 billion dollars.<sup>1</sup> The pet care industry will continue in the realm of service jobs. Service jobs that will be filled by people. In other words, pet care is not likely to be automated. Would you let a robot care for your dog, cat, or python?

A good, modern boarding facility that is up to the standards of current pet parents is needed in this area. This is how the idea for Camp K9 & Friends came to be. Our mission: *provide a safe, fun, comfortable boarding facility, unlike any other available in the area so pet parents are confident their pets will receive the best care.*

The name Camp K9 and Friends was chosen to evoke feelings of fun and freedom outdoors. Words like kennel, hotel, motel and inn conjure the ideas of indoors and therefore confinement. We want our clients to know their pets are getting outside and having fun. It will also make pet parents more willing to drive further from town when they know their pets will have room to run. We don't want the cat lovers to feel we do not welcome their kitties, and that is why we added "Friends".

Another key element to our facility is in/out kennels. There will be a door in every kennel to allow the dogs the freedom to go outside at will. We, as people, teach dogs to not potty in the house. This is ingrained from puppyhood. It can be very stressful for a dog to not have the option to go outside to relieve themselves as needed. Dogs will "hold it" until they have no other option then feel the shame of disappointing their pet parents when they do have to relieve themselves in an indoor environment. Dogs will have separated inside/outside quarters for sleeping and relaxing safely as well as access to romp and play outside with their camp buddies in secure, covered play yards.

Not to forget our cat "friends", Camp will have multilayer cat condos unlike anything offered in this area. The cats will have their own room to house the cat condos. The cat room will be insulated to help minimize the noise from their yappy doggy co-campers. The designated cat area will also have an open area to allow cats to get out, stretch their legs and explore. Cats are active animals that need areas to roam for their mental and physical well-being. While in their cat condos the kitty campers will have multiple platforms at varying heights as well as places to hide with hammocks above it all so they can enjoy looking down like kings of the jungle.

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<sup>1</sup> [https://www.americanpetproducts.org/press\\_industrytrends.asp](https://www.americanpetproducts.org/press_industrytrends.asp)

## The Company

### *Type of Operation*

Camp K9 and Friends will stay a small, friendly, hands-on boarding facility. This will ensure that the pets that are staying get the best of care. Pets will receive loving individual attention and will not be just one of many animals at the facility. Pet parents will know that their furry family members are getting one-on-one attention that would not be possible at a large boarding kennel.

### *Services*

The mainstream of revenue will be overnight boarding but we will offer other services to enhance each pet's camping experience and provide for opportunities to upsell.

The main goal of Camp K9 and Friends is to provide a safe, clean, responsible care facility for animals while their owners are away. All dog kennels will be in/out kennels so the dogs can rest inside or lounge outside during the day. All animals will be secured inside the building at night. There is already a house on the property where the facility is to be built. There will be someone on the property at all times. Cat kennels will be multilevel for enrichment. A play area will be developed in the center of the cat room to allow for cats to get out and explore in a safe environment. There will also be a fully enclosed "cattios" so cats can get outside for further enrichment. The dog kennels are also along the perimeter of the building, leaving a large open space in the center of the building for an indoor play area. This area can be used for dogs when the weather does not permit safe outdoor exercise. The indoor play area can also be used for older dogs that are not as active or puppies that need a more controlled environment. The building will have a separate area for a grooming station that will include a wash tub and a grooming table. Grooming will be an option for animals being boarded. The main stream of revenue will be overnight boarding but we will offer other services to enhance the pet's camping experience and provide for opportunities to upsell.

The daily schedule would be: Morning care of animals, in/out doors opened and dogs all go out. Feeding and spot cleaning inside while dogs are outside. Dogs brought back in to eat breakfast. In/out doors shut while dogs eat and the area outside can be cleaned. Cats fed at this time and clean up outside. After cleaning is completed outside, dogs' in/out doors open for the day. Cat litter boxes cleaned and food bowls picked up and cleaned. Dogs out to play in groups or alone, throughout day and supervised as needed. Cats allowed to play in shared space in shifts. Training, and grooming will be done at this time. In the evening dogs and cats are fed and in/out dog doors closed and cleaning done outside. Dogs in/out doors reopened until they are closed for the night. Dishes will be picked up and cleaned. Inside kennels and cat boxes will be checked regularly and cleaned whenever necessary. Solid waste will be picked up manually and hauled to the county dump. Wet cleanup will be done inside as needed. Building will be mopped daily. Outside areas can be hosed off and disinfected. Outside cleaning will involve cleaning of individual dog runs and play areas

### *Future Services*

There is the ability to add a pick-up and drop-off service in Bishop, should the need arise. The business could also add training options while animals are boarded. The area allows for



limited expansion, such as additional play areas. Adding webcams in the kennels, so pet parents' can check in on their loved ones is another potential service.

#### *Business Sector*

The owners of Camp K9 & Friends, Benton would like to start a business in the following industry: Service industry; animal care and boarding

#### *Company History*

Camp K9 & Friends, Benton is a startup business for a small, animal boarding facility

#### *Company Goals and Objectives*

The objective is to build a flourishing business that supplies a much-needed service to the surrounding communities, a safe boarding facility where pet owners are comfortable leaving their pets. Once up and running with a full staff and at full capacity the facility can safely and comfortably board seventeen dogs and eight cats.

#### *The Facility*

Camp K9 & Friends will be housed in a new metal building with interior insulation and finished interior walls. A separate internal room will house the cat boarding area to separate the cats from the dogs and the noise. A separate cat room also allows for the cats to have a safe, separate space so they can get out, explore and exercise. The cat condos will be built along the wall, leaving the central area open for a play area with toys, poles for climbing and scratching. Cats will also be able to spend time in an outside "catio" for additional enrichment. There will be a solid cinder block wall separating the catio area from the nearest dog runs. Catio's are two foot wide and 6 foot long and high and will have platforms for kitties to lounge on. There will be a small pass through door with a sitting ledge inside the cat room. The far end of the catio, on the outside of the building, will also have a door to help retrieve happy cat campers that do not want to come back inside. The floor, in the entire facility, will be sealed concrete with a central drain. The drain will connect to the septic tank, already on site. This will make cleaning and disinfecting easier. The floor will also have radiant heat. This keeps the heating lower in the building and where the pets are. The radiant heating setup can also circulate cold water throughout the foundation during the hot summer months. This will help keep the building cooler in the summer. There will also be evaporative coolers to help cool the area in summer. Temperatures will be regulated with thermostats. The outside kennel runs will be made of concrete. This will help keep the outside areas easy to clean. Artificial grass sections can be used in the outside kennel areas for comfort, ease of cleaning, and will not take the regular maintenance and water real grass would require. The concrete eliminates hiding places for insects, rodents or reptiles, unlike decking or tile. This will help decrease the chances for pets to interact with potentially harmful animals in the environment. The kennels will be purchased from Gator Kennels (see appendix for sample pictures). All the kennel panels, inside the building, will have a solid, nontransparent base to reduce dogs barking and fence fighting with dogs in neighboring kennels. The facility will have 13 dog kennels, 1 isolation kennel and 8 cat condos. The cat condos are stacked 4 condos on top and 4 on the bottom. A solid, water tight division will be between the 2 stacked condos. There will be a removable section so one cat can stay in 2 side-by-side condos, if both condos are not needed. The kennels made by Gator Kennels are constructed in a way that removing a panel between 2 adjacent kennels is possible (see appendix for rubber gasket seal picture). This would allow for multiple dogs, from a single

household, to share 2 or 3 kennels, if kennel and size of dogs would permit. Removable kennel panels allows for a slightly more flexible number of dogs that can be boarded and not a stringent one dog to one kennel ratio. Also 2 small dogs from a single household could share one kennel, such as 2 Chihuahuas or small terriers. The maximum number the facility will board is 17 dogs and 8 cats. Outside the bottom 3 to 4 feet of the separating structure will be cinderblock with chain link fencing above. The outside kennel walls will be 6.5 feet tall. Large dogs are to be housed on one side of the building and smaller dogs and the cat room will be on the opposite side of the building. See scale drawings for kennel and run dimensions. This will reduce interactions between the large dogs and the smaller animals at the facility. One of the larger kennels will have solid walls and not panels from Gator Kennels. This kennel will be used as the isolation kennel, should one of the pets get sick. The play yard for larger dogs will be accessed by a fenced alley between the outside kennels and the play yard itself. This will allow for a safe, contained way to move dogs from their kennels to the play yard and back again. The fenced alleyway will also act as a buffer between the kennels and the play yard, reducing interactions through the fencing. The small dog area will have the same set up for the kennels, play yard and alleyway but on the opposite side of the building.

There will be a separate, 10 foot by 10 foot square, adjacent building, in front of the main building. This will house the ADA compliant bathroom for the business. There will be a designated handicap parking space in front of the main building. There will be a tub to bathe dogs in the bathroom. This will keep the grooming area separate and easier to make sure it is thoroughly cleaned and disinfected daily.

### *Safety*

Each pet will be required to have their own travel kennel while staying at Camp K9 & Friends, Benton. If the owners do not have a safe, solid, size appropriate travel kennel one will be provided for a nominal rate. In case of an evacuation each kennel will have a card with important information pertaining to the pet traveling in the kennel. Information such as owner's name and contact information, pet's identification and any medical needs. These travel kennels are to ensure each animal can be transported safely in case of an emergency evacuation. The facility is on Highway 6 and provides safe clear evacuation routes to the north, north-west and south. This provides multiple evacuation options to get to a safe evacuation center. We have multiple vehicles to provide ample transport for twenty five animals.

Each pet staying with us must be fully vaccinated. Proof of vaccines must come from a veterinarian and be up to date. Vaccines should be given at least two weeks before the pet comes to camp, especially if the pet was delinquent on previous vaccinations. Any pets that cannot be vaccinated do to health reasons must have a letter from their veterinarian. The pet's owner will be required to sign an agreement acknowledging the risks of boarding a pet that is not fully vaccinated.

Required vaccines are:

#### For Dogs:

Rabies

DHPP (Distemper, Hepatitis, Parainfluenza and Parvovirus)

Bordetella (Kennel Cough) every 6 months

CIV (Canine Influenza Virus) - both H3N8 & H3N2 strains



For Cats:

Rabies

FVRCP (Feline Viral Rhinotracheitis, Calicivirus, and Panleukopenia)

FeLV (Feline Leukemia) – optional but recommended

Any animal showing signs of illness will be immediately isolated or taken to a local veterinarian of the owners' choosing. The sick pet can be held in the designated isolation kennel with solid walls, to isolate it from the other pets. A sick pet can also be isolated in their evacuation kennel and transported to their veterinarian as soon as possible.

The facility will be entirely fenced with chain link fencing, except the front and back face of the building. Fencing around the play yards will be 6 feet tall and 6 and a half feet tall in the kennels. Fencing is to ensure that no pets can get loose outside the facility. The surrounding area is also fenced, adding an additional barrier. All outside runs, that dogs can access, will also be covered with shade tarp. This is to stop any dog from climbing out as well as keep any large wildlife from getting in. The shade tarp will also provide shade for the dogs to lounge in. The Catio's will be completely enclosed with hardware cloth or other heavy gauge wire mesh that has holes in it too small for a cat to get through. The Catio's will also have concrete floors.

**Organization and Management**

*Company Ownership Structure*

Camp K9 & Friends, Benton will be structured as a LLC

*Company Management Structure*

Camp K9 & Friends, Benton will be a small business consisting of one full and one part-time employee growing to two full time and one part time once we are functioning and running at full capacity. The two owners will be the main employees. The best type of management structure lies between "flat organization" and "full collaboration". All team members are responsible for all tasks with one or two people keeping track of all daily, weekly, and longer forecasted tasks and goals to make sure all goals are met. Logbooks will be kept and updated daily, by staff. This will ensure all tasks are completed as well as supplying a forum so employees can voice concerns and ideas for improvement. Logs will be reviewed and entries discussed during regular staff meetings

*Staffing*

Staffing will be one full time and one part time employee to start. Ultimately staffing will grow to two full time employees and one part time employee. Additional seasonal help may be needed at peak times such as summer and holidays. Employees will be the owners until workload requires additional help.

*Ownership Background*

Holly Subia (main shareholder):

30 plus years in customer service

30 plus years of experience caring for other people's animals, large and small

Currently Holly does pet sitting in peoples' homes while they are away. Holly was a receptionist and fill-in veterinary technician for a little over 4 years at a local small animal veterinary hospital and was fulfilling most duties of an office manager too. Holly has owned and was responsible for the day to day operations of a horse breeding business.

Abe Subia (shareholder):

30 plus years construction and water utilities experience

Work leader and managerial experience

Buildings and grounds maintenance in Yosemite National Park

EEO training while working at Yosemite National Park

Supervised contractors while under contract with his employer

#### *Organizational Timeline*

Projecting to start with a new building set up to board seventeen dogs and eight cats. The main building will also house an indoor play area. Outside the building will be two fenced play areas for dogs.

Once funding is secured, a timeline to open would be four months. This allows for procuring building permits, and construction of the facilities

#### *Company Assets*

The Company has procured a new metal building to be built for the sole purpose of housing the entire business excluding outdoor play areas. The building will contain 13 dog kennels, 1 isolation kennel, and 8 cat condos. The building will also house the business office and all equipment and supplies to run a safe, clean, sanitary boarding facility. The company has already found a location for the facility and has come to an agreement with the landowner. There is a house already on the property where the facility will be built. The landowner or an employee will always be on the property, twenty-four hours a day, seven days a week.

## **Marketing Plan**

#### *The Target Market*

Camp K9 & Friends, Benton's target market is pet parents. Pet parents are people who treat their pets like family members and want their "fur kids" to have the best of care while they are away from home. Market research has reached out to local pet parents in the community and the idea of a kennel such as projected here is getting positive feedback.

Clientele will draw from: Local people in the area that travel frequently to Carson City, Reno or other destinations north of Bishop. Camp K9 & Friends, Benton is along one of two main routes north of Bishop. The highway that goes by Camp K9 & Friends, Benton is less likely to be closed by inclement weather and therefor is the more reliable of the two north-bound routes. Also, inhabitants of smaller outlying towns in rural Nevada commute to Bishop for shopping or appointments. Camp K9 & Friends, Benton is conveniently located for day or overnight boarding while pet parents' need to be in town, especially during hot summer days when pets cannot stay in vehicles.

Currently local people stop and ask me daily as to if I am open yet and when. Two local groomers are also asking for cards and when they can start recommending me to clients.

## Adendum

Daily schedule of dogs will depend on many factors, such as breed, weather, age, temperament. There are too many factors to discuss them all and some will have to be dealt with as they come up. But some examples of extenuating circumstances are as follows:

Dogs breeds were developed for different jobs and they have therefore developed different needs through centuries of breeding. Some examples are: Border Collies needs lots of exercise and mental stimulation, Chihuahuas need structure and a warm environment as they get cold easily, Italian greyhounds are delicate and should not play with larger dogs, English Bulldogs have sensitive skin and allergies and therefore need an allergen free environment. Understanding dogs and their individual needs is crucial to caring for happy healthy pets. When the weather is cold some dogs cannot play outside, such as: Chihuahuas, Greyhounds, Whippets, Boxers, and Staffordshire Terriers. They can play inside, wear sweaters or wait for later in the day when the temperature is warmer. Border Collies, Huskies, Retrievers, most Terriers are high energy breeds and require mental stimulation. They would need longer play times, interactive play and engaging games. Older dogs and dogs with health issues such as allergies might just need a warm place to nap and/or a controlled environment.

Camp K9 & Friends, Benton will take into consideration the needs of each pet according to breed, personal history gathered from owners, age, and health needs. We have an indoor area that can be set up as a play area for cold days or for dogs that have environmental allergies. We have open play areas for dogs to run and play. They can play alone, with other dogs or have interactive play with a staff member. There is already a young tree on the south side of the facility that will provide shade. The play areas will have room for wading pools on hot days.

Dogs will be allowed out to play during business hours 8am to 6pm and barking while playing will be allowed as long as it is not excessive. During non business hours dogs will be allowed out to potty and will be expected to be quiet. Barking will be dealt with in various ways: warning, scolding, spray bottle with water, or taken out only on a leash. Excessive barking will not be allowed, repeat offenders will not be allowed to board unless owner supplies their own back collar and if that is not a deterrent, they will not be allowed to board. Any barking that happens after hours, once the dogs are put to bed will be checked on. This is one of the reasons someone will be on the property at all times. Also the part of my house that is closest to the kennel is my bedroom. I will hear barking and check on the cause.

Pet owners will be encouraged to bring their pets own bedding, toys, food, blanket and something that carries the owner's scent. All of these will help discourage barking. If a pet feels comfortable they are less likely to feel anxiety. The pet's own things will help relieve anxiety. Staying with their regular food will reduce digestion upset and reduce the need for emergency needs to go outside to relieve themselves. This can cause barking, if the pet feels the need to be let outside at night. A blanket or shirt that smells like the pet parent can help relieve separation anxiety and reduce barking. Regular play and exercise will help pets sleep at night and reduce barking. We will also utilize soothing music (see attached articles), Essential oils or photonic therapy. All are non-medical ways to help keep pets comfortable. All options will be covered with the pet parents in an initial orientation, before pets are boarded for the first time.

Temperature control in the building will be done with thermostats. This will work with both the radiate heat in the floor and the evaporative coolers.



I have contacted the two neighbors that live adjacent to the property where the kennel will be located. Both said they are fine with the business being located there. Jerry True lives just south of the property and is the closest. Lynn Butler lives west of the property, off South St.