

Tioga Inn

Specific Plan Amendment #3 and Final Subsequent Environmental Impact Review.

Comment letters received prior to 2:00 pm, October 13, 2020.

157 comments were received and are arranged alphabetically by last name.

Michael Draper

From: Brent Allen <Brent@alleniron.com>
Sent: Sunday, October 11, 2020 5:24 PM
To: CDD Comments
Subject: workforce housing project at Tioga Gas Mart

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To whom it may concern,

I have owned a business in the eastern sierra for over 30 years. The biggest challenge that I face is finding qualified employees. Many people are attracted to the area but the challenge then becomes finding housing. The availability and cost of housing becomes insurmountable in many prospects eyes.

This project is far enough removed from the road and town of LeeVining that I don't see any real drawbacks.

Thank you for your consideration in this matter

Thank you
Brent Allen
Allen Iron Works, Inc.
(760)937-4766 cell
(760)934-6088 office
(760)934-4766 fax
brent@alleniron.com

Michael Draper

From: Nicholas Anderson <nanderson6@gmail.com>
Sent: Saturday, October 10, 2020 1:42 PM
To: CDD Comments
Subject: Tioga Inn project comment - Oct 10th

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Having commented on previous versions of the Tioga Inn project, I would like to re-comment on the latest revised plan.

It is clear that the latest revised plan still does not address the project's pedestrian safety and fire safety issues. This latest round of wildfires in 2020 makes this issue that much more glaring.

Therefore it is my opinion that the board should vote "No" on this plan to preserve the future of the Mono Basin.

Sincerely,
Nicholas Anderson

Michael Draper

From: Sandra Castañeda Arjon <sandrammj@hotmail.com>
Sent: Friday, October 9, 2020 1:51 PM
To: CDD Comments
Subject: Tioga Community housing project

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Hello, my name is Sandra Castaneda, I am a permanent resident of Lee Vining and I would like to share my opinion to publicize and help this place grow ..., and it is not precisely to make the place lose its nature as many say, I think this project is very important because above all there are houses missing, since I am a mother of three children, and it was really difficult to come to live here since the place lacks many things, especially houses, it took me a long time to find a place to live Not to mention that being such a small place and its population is so small that there are no services due to the small number of people, most of the people I know have left as a result of not having anywhere to live, and there is no talk of trade and work that for the most part we have to go out to work, it is time that we renounce selfishness and start thinking more about supporting each other as a people and trying to do this better for all. project to be approved. HOUSES ARE A MUST

Enviado desde mi iPhone

Michael Draper

From: Robert Atlee <robertatlee@icloud.com>
Sent: Tuesday, October 13, 2020 7:54 AM
To: CDD Comments
Subject: Tioga Inn Housing 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.

I would like to register my SUPPORT of the Tioga Inn Housing Project in Lee Vining Ca. with these few simple points;

1.

As a 35 year Eastern Sierra resident, local recreation map and books publisher, and community activist through ROTARY, I can absolutely assert that there "IS A NEED " for affordable workforce housing in the Lee Vining area. My 10 plus years working with local Rotary Clubs and the Latino Community has proven this to me.

2.

I have been doing Business with the Local communities and families for more than 20 years and the crowded conditions for workers and summer volunteers in Lee Vining is clearly obvious. Just ask , in spanish, any person working at one of the few local restaurants or businesses, or simply just try to find a place to RENT for a family member or friend. Practically nothing exists.

3.

After having known and worked with the Domaille Family, (Tioga Gas Mart) for more than 20 years. I can absolutely verify that this is a family of Integrity, trust, respect, and care for the community.

I have know people who have worked at the family business for more than 15 years. This simple fact shows their dedication to community. if the opportunity is not taken to accept the generosity of this offer by the Domallie family, the opportunity may never again exist.??? I Urge Mono County to approve this project and work on it to make it mutually beneficial for all concerned .

Sincerely,

Robert Atlee
760-914-1695

Sierra Maps - Bishop Ca. Eastern Siera resident since 1982.

760-914-1695

Michael Draper

From: Robert Austin <raustin@crawford4funds.com>
Sent: Tuesday, October 13, 2020 9:10 AM
To: CDD Comments
Subject: I Support

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I support workforce housing for Tioga Inn project.

October 13, 2020

Dear Mono County Board of Supervisors,

I want to add to this letter I wrote to you last June about the Tioga Inn project. I still feel that this project is not in the best interest of Mono County.

I feel the developers are not trying to incorporate their project into the history and spirit of the historic town of Lee Vining and its importance to the region. Not enough has been changed in the project to mitigate its impacts. This project doesn't acknowledge the historic importance of Lee Vining as the center of life in the Mono Basin.

My letter from June, 2019 is still how I feel today;

My family, for five generations now, has experienced that wonderful view of the eastern side of our beloved Sierras from this important intersection. I'm 93 years old, but I still remember the narrow one-way road, with pull-outs, which led to Tioga Pass and Tuolumne Meadows when I was a child. My father drove it, and I drove the more modern road, which my children and grandchildren have driven. The whole experience for our family has been with what the Sierras, Lee Vining, Mono Lake, and the wonderful roads at this intersection have been, through these generations. Just as the experience we have had when we visited Bodi, our family understands and cherishes the 'History of this Place' and how it fits into our grandparents, parents, children's and grandchildren's lives.

I believe that the new proposed development of this area can be rethought so that these experiences for future generations will not be lost. If you do this, more tourists will come to see your land and will take care of it.

I hope you and your businesses and economic interests will reconsider these plans, so that they will continue to include the wild and wonderful views of the mountains and Mono Lake that are now possible, but which will be lost if you continue with the plans you have proposed.

Sincerely,
Eleanor J. Bade
33 Linda Avenue #2111
Oakland, CA 94611

October 12, 2020

Dear Mono County Board of Supervisors;

I am once again writing to you about the Tioga Inn project. I've commented all through the process as I love the Mono lake area and Mono County, even though I live elsewhere. I have been coming to the area all my life, as did my parents and their parents.

We frequent the family businesses in the area and try to come as often as we can. Covid-19 unfortunately curtailed that this year.

I still think the cumulative scale of the project is way too big. Even with the Alternative 7 Hybrid plan, the project will dominate the Basin with its scale. The changes are insufficient to address the serious visual impacts from all over the basin. The project will still greatly disrupt the natural views from South Tufa, Panum Crater, and along highway 395.

And, as I said before, the natural vistas of this area are significant attractive elements of why people visit! I highly value the uninterrupted natural views that can be seen across the Mono basin.

I come to the area to bird watch, botanize, hike, camp, and see the dark sky! The cumulative glow effect and light pollution will significantly affect the beautiful dark skies of the Mono basin. This new plan does not quantify any measurable standards to be met that this Board of Supervisors can use in approving this project!

This kind of piecemeal planning will serve as a precedent for future development. The very resource that draws visitors is at stake here. This project is in direct violation of the excellent Mono Basin Community Plan that took so long to develop. The Community Plan will be a worthless document if this project is allowed to go forward. The Community Plan provides an excellent roadmap for protecting Mono Basin's resources while still encouraging development.

Fire and safety issues have not been addressed! There is still no bike/pedestrian trail to Lee Vining, even though solutions have been identified by others. How will children walk to school safely, especially in winter? What about hotel guests? The Project creates a new city without any infrastructure, doesn't safely connect it to Lee Vining other than by car, and saddles Lee Vining with the expenses. This is exactly what development should not do.

Fire egress issues are completely inadequate. The Lee Vining volunteer fire dept will be asked to protect another whole Lee Vining! Their safety concerns have not been addressed. These would protect the residents as well as the hotel guests. There have been 2 fires near Lee Vining in the last few years, so these concerns are well-founded.

The Tioga Inn project will be damaging the very resource that is serving as the economic engine for the County with this project. Please reject this project.

Best regards, Alan Bade and Wendy Gollop

280 Longfellow Drive, Pleasant Hill, CA 94523

Michael Draper

From: Matt Banta <mbantah2o@yahoo.com>
Sent: Tuesday, October 13, 2020 8:40 AM
To: CDD Comments; Fred Stump; Jennifer Kreitz; John Peters; Bob Gardner; Stacy Corless
Subject: Fwd: Tioga Inn Project_ Additional Concerns Regarding Groundwater Resources
Attachments: Oct. 13, 2020 Public Comment_Water Resources_Tioga Inn Project_Matt Banta.pdf

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 Board of Supervisors,
Pursuant to the response to my August 4, 2020 comment letter regarding groundwater resources, I am still concerned the Project Hydrologist did not address my comments regarding cumulative impacts. Please accept the attached comments into the public record for evaluation of the Tioga Inn Project.
Respectfully,
Matt Banta

Comment Letter

October 13, 2020

14175 Saddlebow Dr.
Reno NV, 89511
775-843-1908
mbantah2o@yahoo.com

Mono County Board of Supervisors
P.O. Box 715
Bridgeport, CA 93517

**Regarding: Tioga Inn Project - Water Resource Development Plan, Additional Concerns
Regarding Groundwater Resources**

Dear Mono County Board of Supervisors,

Pursuant to the response to my August 4, 2020 comment letter regarding groundwater resources, I am still concerned the Project Hydrologist did not address my comments regarding boundary conditions and cumulative impacts. Simply, a 24-hr pumping test is still not considered a “long-term” test designed to assess boundary conditions or cumulative impacts from a project with intent to extract groundwater in perpetuity. It’s a pinprick of a test. The assessment suggests the presence of faults and postulates that multiple aquifers exist within the same unconsolidated glacial deposits. This has not been proven or disproven due to lack of response during the short 24-hr test. You cannot conclude this from a single well test with no geological control. You cannot assume this based on the extent of a sub-watershed.

Conceptually, there is a single unconsolidated aquifer occurring in the glacial till and an underlying regional bedrock aquifer. The proponent’s wells are screened in the unconsolidated overlying aquifer. If there are faults as suggested, they typically influence secondary permeability, creating a boundary or partial flow boundary. These faults will influence aquifer storage capacity and recharge. However, based on the same principle of boundary conditions, I would not expect to measure a response from the Winston Well over a 24-hr pumping duration, since Lee Vining Creek is perennially flowing stream (losing flow) creating a constant head or flux boundary condition between Well 1 and the Winston Well. In either case, I would have expected Mono County to complete a derivative analysis from a much longer-term pumping test to prove or disprove existence of no-flow or constant radial flow boundaries for purposes of assessing cumulative impacts. It is a standard practice to complete this sort of analytical solution when a groundwater model is not available or warranted.

In lieu of a long-term test, the County should have at least completed a Theis based, distance-drawdown analysis using the measured Transmissivity and an inferred Storativity value. Unfortunately, a Storativity value which is specific to the project cannot be produced from the results of the 24-hr test due to failure to measure a response in an observation well. From the Theis analysis, drawdown over time can be inferred at a given radial distance from the pumping well (i.e. Andrews Well, Winston Well, seeps, springs etc.). My comment pertaining to Storativity was completely disregarded and it is an important hydraulic parameter to be

Comment Letter

considered in evaluating impacts. After reviewing the limited available data from the 24-hr test, we can conclude the following:

- A test was conducted for 24-hrs at a rate of 102 gpm.
- Approximately 37.4 feet of drawdown occurred with a pumping level of 388.9 feet below ground surface (ft bgs).
- Well 1 appears to be collared at an elevation of about \pm 6,804 feet above mean sea level (ft amsl) based on Google Earth elevations.
- The dynamic pumping level during the test was at an elevation of approximately 6415.1 ft amsl (i.e. 6,804 less 388.9 ft). Mono Lake is at an approximate elevation of 6,400 ft amsl.
- The pumping level at 102 gpm is within about 15 feet of the Lake elevation after only 24-hrs of pumping, not 50 feet as suggested in the response letter. There appears to be a big disconnect here. If I was knowingly within 15 feet from the vertical elevation of a very large saltwater lake, approximately 1-mile distance, I would want to run my test long and hard enough to prove or disprove influences from saltwater influx. I would do this to protect the project proponent from potential for future litigation.
- It is still unclear if additional drawdown over time would propagate below the elevation of Mono Lake, reversing the hydraulic gradient of the saltwater reservoir in the direction of the pumping well(s). The historic well testing data still suggest this may be possible.

The response to my comments are riddled with inconsistencies and arm waving. Nowhere in my comment letter, dated August 4, 2020 did I request the project proponent undertake studies to characterize the groundwater dynamics of the entire Mono Basin. An exercise of this magnitude would be completely absurd for such a small development project. I am simply requesting Mono County to validate the no significant impact evaluations completed by the proponent's consulting team.

The short term "24-hr" test is not enough to defensibly make such an assessment given the proximity to sensitive environmental resources. At minimum, a 5 to 10-day pumping test (multiple log cycles of time) should be completed in Well 1. The response from the test should be monitored in Well 2 to determine Storativity. From these data, a Theis based distance drawdown analysis should be completed to forward predict project related impacts. Derivative analysis should be conducted on the drawdown and recovery curves generated from the long-term test to assess boundary conditions. This level of investigation should be completed to protect the long-term interest of the project proponent, public trust, and sensitive resources.

Respectfully Submitted,



Matt Banta

Michael Draper

From: Rob Barker <robbarker1948@gmail.com>
Sent: Friday, October 9, 2020 8:52 AM
To: CDD Comments
Subject: Tioga Community Housing 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.

I am writing in support of this much-needed project. As a 45-year Eastern Sierra resident I have first-hand knowledge of the severe shortage of decent, affordable, workforce housing. Mammoth and June Lake have become too expensive to provide for the future employee housing needs. This project would help alleviate our future housing problems. Additionally, I have always been impressed with the quality of everything Domaille has built. The positive addition of the Tioga Gas Mart and the adjacent housing has greatly increased the allure of Lee Vining. The Whoa Nellie Deli and the seasonal music are two of the best known attractions in the Eastern Sierra. Domaille has done nothing but improve the experience of visiting or living in the Mono Lake area. In years past, a headline in a local newspaper noted, "The best party in Mammoth is in Lee Vining". The Domaille development has been a positive economic, cultural, and social addition to Mono County.

Again, I implore you to approve this much-needed development.

Rob Barker

Michael Draper

From: Honora Bauman <honorab@verizon.net>
Sent: Saturday, August 22, 2020 4:03 PM
To: CDD Comments; Jennifer Kreitz; Fred Stump; Bob Gardner; John Peters; Stacy Corless
Subject: Mono Lake Development

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Mono Lake is a stunning and unique place. A location this special needs to be preserved for future generations to enjoy. Choosing to destroy that beauty with a 150 bedroom housing complex would be unforgiveable. Please do the right thing.

Sincerely,

Honora Bauman

Michael Draper

From: Maryann Binz <mbinz@att.net>
Sent: Saturday, October 10, 2020 2:51 PM
To: CDD Comments
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 Mono County,

We have been visiting the Mono Lake area for two decades. We visit several times a year to hike, bird, and ski. The impact of this audacious project will remove the very thing people love about visiting the area which is solitude, wildlife, and the beautiful scenery. We feel this project must be kept at a minimum to avoid damaging the very reason why people love to visit this exceptional place. The explosion of people, traffic, noise, dust, and degradation of habitat will keep people like us away from one of our favorite places.

David and Annie Sampson

Michael Draper

From: Deborah Bocchi <deborahbocchi@gmail.com>
Sent: Saturday, August 22, 2020 1:37 AM
To: CDD Comments
Subject: No to new developments on Mono Lake!

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Dear all,

In a time when we are facing the most serious threats from climate change and we should endeavour in respecting the environment, why are you allowing this disgrace? WHY?

No to new developments on Mono Lake!

Regards,
Deborah Bocchi

Michael Draper

From: Sharon Boies <sbmusicmts@gmail.com>
Sent: Monday, October 12, 2020 9:08 AM
To: CDD Comments; bartshe@monolake.org
Subject: Tioga Inn Project

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To the Mono County Board of Supervisors ,

Thank you for the opportunity to voice my concerns and thoughts and for taking the time to read this regarding the project once more.

My comments in the past have primarily focused on what my concerns were when I first learned of the project.

Some of which were the trashing of a one of a kind in the world scenic view - for many generations to come at the very least.

The night light, noise , water, air and land pollution the construction of and completed project would bring. No one wants to see construction trash blowing around out in the desert.

Will the developers go and retrieve any trash that blows away ?

The harm to the habitat and known corridors of the animals that have existed there since the beginning of time.

The potential effect the coronavirus may have on the future of travel and lodging.

The financial impact this may have on the towns existing businesses and employees.

The traffic, water supply and quaint small town vibe that we all love and cherish.

The trash that would be created for disposal.

All this seemingly for one family and a developer , to the detriment of others, financial gain against the will of the people who live and work there and almost everyone else who hears about the project.

Even the native animals would be against this if their voices counted for something.

Just the mere fact that when you get right down to it, Lee Vining is a limited seasonal town. You're talking about year round permanent devastation and stress on the towns resources for a short season of occupancy.

Once the park closes for the winter (or fires) how many rooms does the entire town fill on any given night now, week night or weekend night ?

But, in this letter, I will address a few large concerns I only briefly touched on in the past.

After the last meeting on Zoom, I was shocked to learn there was no real, current hydrology report. Like it wasn't even needed or taken into consideration as a huge part of the approval of this project moving forward at all ?

I don't know how an agency even begins to come up with an accurate figure of water this project would require and consume.

I'm not even talking about the amount required for construction purposes, again, this too would be nearly impossible to predict.

The completed project would need water on a daily basis for showers, drinking, toilet flushing - and where is all that waste water going anyways and what will it's impact be ? cooking, cleaning, laundry - including towels and linens and landscaping.

If trees are planted for needed screening to hide the buildings from view, how much will they consume ?

What brings my point about water to the immediate forefront is the seemingly ever growing size and scope of this project with no real presented plans or reports and of course the recent Beach fire .

Lee Vining didn't even have a bank the last time I was there much less an emergency medical facility or an extra large

fire fighting department .

Let's face it, California is getting stretched to it's limits on fire fighting resources . The snowpack is unpredictable and not what it was years ago.

What kind of water pressure and water supply would be required on hand to be available at all times to fight a major structure fire in town or a wildfire very nearby, including in the summer during an extreme drought year ?

Keep in mind the required water levels for Mono Lake.

Now add this project to all of that.

Are you kidding me ?

With the ever changing climate and weather becoming more extreme each year . Lee Vining has had two very close fires in the past few years and the bottom of Lee Vining canyon burned once before, what kind of resources were required for those fires ?

Quite honestly, in my opinion, it seems almost irresponsible to even be considering this project at this point in time. Does the project even have a well laid out fire escape plan ?

Also, I didn't realize how many children this could potentially add to the towns population and in turn, the schools.

Who is going to pay for all the additional teachers, supplies and future needs for educating those children ?

Not to mention the safe route required to get to and from school , including during inclement weather.

How much more water will the school use and how much will that cost ? Who's paying for all this ?

The existing tax base ?

How extremely unfair and selfish of the family and the developer .

Particularly if the existing businesses and current tax payers struggle as a result of the project and possibly have their taxes raised as a result.

It would be an outrage to think this project could bankrupt other business or even the town itself causing some to possibly lose their jobs or homes.

Has the Tioga Inn agreed to pay all of the additional expenses that would be incurred by the town ?

I also previously wrote about how much we as a nation and especially California have lost in regards to wilderness , iconic views and near pristine landscapes over the more recent years but also as important , how much we've learned.

Just because there was approval for a part of this project decades ago when we were experiencing a much different climate and time doesn't mean we have to do it. We've learned this doesn't make it a good idea, a sound decision or a project that needs to be approved now.

I said it before and I'll say it again, you can always kick the can of development down the road but you can't take it back.

Please , please really consider everything involved before you vote to allow this project to continue . You alone have the power.

We're all counting on you to preserve this incredible piece of Mono County for our future generations to come.

Thank you so much for your time,

Very Sincerely Yours ,

Sharon Boies

Columbia , MD

Michael Draper

From: Michael Boone <mboone871@cs.com>
Sent: Saturday, October 10, 2020 2:36 PM
To: CDD Comments
Subject: Tioga Inn Expansion 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 Mono County Supervisors,

Myself and my family are writing to again express our **opposition** to the proposed expansion of the Tioga Inn, that is yet again coming before the Board for consideration.

Even with the current revisions, this project has failed to address the well documented concerns of our local residents, frequent visitors and numerous share holders in Mono County. Critical short comings still exist in the areas of visual impacts, pedestrian safety, burdens on local infrastructure and effects on other local businesses. School Teachers, First Responders, Environmental Organizations, and many Communities Leaders have all repeatedly expressed their opposition to this proposed expansion.

This repeated, consistent, and overwhelming opposition points out perhaps the most important element facing the Board of Supervisors when considering the approval or rejection of this project. Exactly WHO does the Board of Supervisors represent, and what is their obligation when the public's voice is so clearly defined and the vast majority of public opposition has been heard by the Board over and over ? This is not a project that has even marginal support from the community you where elected to represent. It is not a project in the best interest of anyone other then the developers and a small circle that surrounds them. Critical questions and long term negative impacts have not been addressed, And the transparency and good faith negotiations of the project developer seem highly questionable. The current state of public opinion and democratic rule obligates the Board of Supervisors to reject this expansion plan.

So many National Park and Important Public Lands "Gateway Communities" have been spoiled or compromised by poorly planned or narrowminded development and over development. Mono County, Lee Vining and the Eastern entrance to Yosemite have a chance to NOT to repeat those mistakes.

Thank You for your work and willingness to serve on our local Board of Supervisors
Respectfully submitted,

Michael Boone & Lisa Lilley, Coleville, CA. 96107

The ultimate hidden truth of the world is that it is something we make, and could just as easily make differently"
- David Graeber

Michael Draper

From: Sophia Borgias <sophiaborgias@gmail.com>
Sent: Monday, October 12, 2020 11:47 AM
To: CDD Comments
Cc: charlotte Lange
Subject: Comment on 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.

Esteemed Supervisors,

I am writing to urge you to oppose the Tioga Inn project. Residents, visitors, advocates, and Indigenous people of the Mono basin have made it clear that this project is not right for the communities and ecosystems of this region. In particular, I want to emphasize the fact that the Mono Lake Kutzadikaa Tribe is opposing the project and, as the original stewards of the land, should have a greater role in important decisions about developments such as this. I am writing this on Indigenous Peoples' Day, which I was glad to see Mono County approve last year. The county was also supportive of the recent introduction of legislation for federal recognition of the Mono Lake Kutzadikaa Tribe, which supervisor Gardner stated is "an important step in acknowledging and establishing the rightful status of these native people in Mono County." Now let's see that rightful status be reflected in decision-making!

Sophia Borgias, PhD
Resident and researcher of the Eastern Sierra

Michael Draper

From: henrybottom5@outlook.com
Sent: Friday, October 9, 2020 8:37 AM
To: CDD Comments
Subject: support of Tioga Inn Workforce Housing

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.

I am in total support of Tioga Inn Workforce Housing. The eastern Sierra's need more rentals for workers not more VBRO or second homes for wealthy skiers. Us workers need help, we are working 3 jobs just to pay bills. How can the supervisors say no to someone who wants to help the workers.

Michael Draper

From: Sierra <sierrainmammoth@gmail.com>
Sent: Friday, October 9, 2020 9:47 AM
To: CDD Comments
Subject: Support for Lee Vining Workforce Housing 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.

To whom it may concern,

I would like to voice my support for the workforce housing project in Lee Vining proposed by landowner Dennis Domaille.

The Eastern Sierra has struggled to provide reasonable housing for it's growing and struggling workforce as it becomes more popular and as second home owners drive up demand and "inhabit" homes and condos. Public agencies have failed to provide a solution and meanwhile this private project by a successful businessman has come under attack. I believe that those who do not want this project to succeed have a case of "Not In My Backyard" and though public comment should be encouraged for projects that may impact the community, it is easy to complain and be unconstructive. This project will be able to house many working locals who have few other options. Mr. Domaille owns the land and should be allowed to build (at extreme cost I'm sure) in order to benefit his own business - the addition of workforce housing for those not working for him seems a huge bonus. In addition, this project will allow for more and better service to the visitors of this area, who get to experience our wilderness and support our community financially.

I am invested in this development project as a Mammoth Lakes homeowner and local for 7 years, having grown up in Mammoth from age 2-18, and raising a family in this community. I currently work as an emergency physician in Mammoth Lakes and Bishop, CA.

Thank you for your time,
Sierra Bourne MD

TO: Mono County Board of Supervisors

FROM: Julie Brown

DATE: October 13, 2020

RE: Tioga Inn Specific Plan Amendment and Final Subsequent Environmental Impact Report

I am writing in support of approving the Tioga Inn Specific Plan.

I am a member of the business community in June Lake as the Vice President of Operations at June Mountain Ski Area. I have been a resident of Mono County for over 40 years and a business operator and employer for over 30 years. The following comments are my own opinions.

June Mountain Ski Area employs approximately 150 people during a normal winter season. June Lake and Lee Vining do not currently have a population that supports this hiring need. The lack of housing in these communities is a significant barrier to recruiting and hiring both within these communities and from outside our county.

The goal in the Tioga Inn Project with regard to housing-needs is “to enable those employees to accommodate seasonal job changes without having to move.” The Tioga Inn Project will attract employees to this area for summer employment who will have reliable, year-round housing. This opportunity would offer a stable housing situation within in Mono County to a seasonal summer and winter workforce without having to relocate.

The employee base from the Tioga Inn would be available for employment opportunities with June Mountain Ski Area and other businesses during our winter season. This would be a very positive opportunity for our local businesses and the workforce of Lee Vining and June Lake.

I respectfully ask the Mono County Board of Supervisors and Mono County Planning Commission to adopt the proposed Tioga Inn Specific Plan Amendment and Final Subsequent Environmental Impact Report and approve the Tioga Inn Specific Plan.

Thank you for your consideration.

Julie Brown

October 13, 2020

Mono County Board of Supervisors

Comment letter regarding Hydrology Section of the Tioga Inn Project

This is the third letter of comment written in response to the Hydrology Section of the Tioga Inn Project. The project hydrologist did not address any of my concerns raised in my August 6 2020 letter. Instead, he dismissed the technical issues raised in Matt Banta's August 4, 2020 comment letter and did not address Matt Banta's and my concern that the available data from the project's groundwater and surface water sections are insufficient to evaluate whether the proposed volumes of groundwater pumping are adequate to meet the project needs over the long term. In addition, the gaps in knowledge of the potential effects of pumping on Lee Vining Creek are unknown. The potential for saltwater intrusion from Mono Lake was also minimized by the project hydrologist.

It is hard to believe that the results of one 24-hour 2017 pumping test are sufficient to establish certainty that Well 1 and 2 can supply Annual Demand. Furthermore, the results of one test is not proof that water resources in Lee Vining Creek or the Winston well will not be affected.

The written response to Matt Banta's letter states that "With construction of a second well on the Tioga site, it will possible to compile additional data on how far the cone of groundwater level depression extends while the wells are being pumped"

Most would agree that a well-designed pumping test will provide data to support the claim of no impact on the Winston well, Lee Vining Creek and address the concern of potential saltwater intrusion caused by pumping. I wonder why these tests are planned AFTER the project is approved. This "after the fact" approach fails to address the potential that long term, well-designed pumping test could produce information that confirms there are indeed impacts to adjacent water resources.

A 24 hour test is not a "long term" test and is not a sufficient period of time to evaluate effects in an alluvial aquifer. A long-term test on the wells pumping at the same time at a rate similar to Maximum Total Daily demand is needed. Lacking data from a long term pumping test makes evaluation of sufficient water resources for the project without impacting adjacent water resources very difficult. Conducting well-designed pumping tests with observation wells AFTER project approval begs the question of why haven't these tests been done PRIOR to project approval. Data obtained from these tests would provide information about aquifer boundaries, storativity, and the extent of the area of influence that pumping wells will have on adjacent water resources.

It is not uncommon for pumping wells to affect groundwater levels over long distances. For example, pump tests in the Muddy River range in southern Nevada affected water levels over 5 miles away. The results of the pumping tests informed revision of the groundwater basin management plan.

Finally, the project hydrologist uses a false analogy is used to support proponent's claim that Well 1 is sufficient to supply project needs. The fact that Well #1 was used as the sole source of construction water during Caltrans' expansion of US 395 from 2-lanes to 4-lanes is not relevant to conditions 16 years later.

Well performance in 2004, after a string of above average to average winters (1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, and 2002) does not guarantee similar performance after the 2012-2015 drought, or the 2016, 2018 winters. The volume of water demand in 2004 is not revealed. Just because the well supplied water demand of unknown volume in 2004 does not equate to pumping for 37 ac ft or more in 2020 and years to come.

Thank you for the opportunity to comment.

Best regards,

Sue Burak
Snow Survey Associates

Michael Draper

From: Tom Camara <tcamara@sonic.net>
Sent: Monday, October 12, 2020 10:10 AM
To: CDD Comments
Subject: No on proposed 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.

October 12, 2020

To whom it concerns:

The latest revisions to the Alt 7-Hybrid Plan do not address fire issues or pedestrian issues. This needs to be rectified before any further consideration should be given to the Tioga Inn Project.

In general, I am AGAINST this project – it will negatively affect the landscape visually and environmentally, it will degrade/impact wildlife habitats and generally lessen the appeal of the area for visitors to the Mono Basin. We do not need more development here.

Thank you,

Tom Camara

----->

A SMALL REQUEST/REMINDER: If you ever are thinking of including me in a group message, please do me a favor: please put the addresses in the Bcc box, NOT the Cc box. Your message will still get to everyone, but the recipients' addresses will be hidden. This is very important to people who are concerned about privacy, and who are trying to reduce spam. Many people (myself included) do not want their addresses broadcast to people they do not know. If you cannot or don't want to do this, please don't include me in group messages. Thanks much!

Michael Draper

From: Queenie Barnard
Sent: Monday, October 12, 2020 11:47 AM
To: CDD Comments; Wendy Sugimura; Michael Draper
Subject: Fw: Tioga Inn Specific Plan and fire escape routes

Follow Up Flag: Follow up
Flag Status: Flagged

Hi again,

Another comment received today. Please confirm receipt, thanks!

Queenie Barnard
Senior Deputy Clerk – Elections Assistant
P.O. Box 237
Bridgeport, CA 93517
(760) 932-5534 (office)
(760) 932-5531 (fax)

From: Scheereen Dedman <sdedman@mono.ca.gov>
Sent: Monday, October 12, 2020 11:13 AM
To: Queenie Barnard <qbarnard@mono.ca.gov>
Subject: FW: Tioga Inn Specific Plan and fire escape routes

Vfkhuhhg#G hgp dq
Dvvbwq#F dunUhf rughuUhj lwdu
F rxqw#r#P rqr
:930<650886;#riifh,
:930<6508864#id{,
:930<6508863#p d#b#h,
[vqhgq dqC p rqr fdlj ry](#)





From: David Carle <davidcarlebooks@gmail.com>
Sent: Monday, October 12, 2020 8:43 AM
To: Scheereen Dedman <sdedman@mono.ca.gov>
Subject: Tioga Inn Specific Plan and fire escape routes

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 Supervisors,

The necessity for an additional fire escape route, directly out to Hwy 395, still needs to be recognized in the plan for the Tioga Inn, and should be considered a deal breaker. No one wants to make plans that could result in future deaths. The potential for disaster has been demonstrated in some of California's worst wildfire tragedies. I am presently completing the 2nd edition of my book *Introduction to Fire in California* for the University of California Press, which summarizes some relevant history and makes the case for adequate planning and design.

. The Oakland Hills Tunnel Fire, in October 1991, led to 25 deaths, many occurring in horrifying, terrible last moments as people were trapped in traffic jams or behind abandoned cars blocking narrow windy roads during the panicked evacuation. There have been similar harrowing incidents of evacuation traffic jams since. The 2018 Camp and Woolsey fires are recent examples. There were not enough roads available to move people out of Paradise and Concow in November that year as fire raced through towns pushed by high winds. People died in their cars; some bodies were found outside, but near their cars. The Woolsey fire burned at the same time in Southern California. It wasn't so deadly, but evacuees fleeing the hillside communities created a massive traffic jam as they approached the Pacific Coast Highway., hoping to travel away along that stretch of coast but unable to move onto the jammed highway. Luckily, fire did not sweep over those cars.

"Pinch points" are a key part of this thinking. Moving cars out to Highway 120, directly through the resort or by the up canyon escape road, is only part of the problem. There has to be ways to then leave the area, and the road lanes heading south and north on Hwy 395 will greatly add to the likelihood of successful evacuation without tragedy. Please stop assuming the engineering and land ownership questions cannot be solved. Thanks for all the hard work trying to clean up this questionable project.

David Carle
author, *Burning Questions, America's Fight with Nature's Fire* (Praeger, 2002) and *Introduction to Fire in California* (UC Press 2008, 2021).

"On November 8th, 2018, 50 mph winds blew embers from the **Camp** Fire into the foothill town of Paradise in Butte County. Embers ignited houses in the town ...: a firestorm rapidly spread from house-to-house as residents fled. Tragically, 88 people died and 18,894 structures were destroyed by this fire

BOARD OF SUPERVISORS: Comments on TIOGA INN PROJECT, Oct. 13, 2020

Thank you for yet another opportunity to comment on this proposal. As time has gone by, more clarity has emerged but these problems persist:

FIRE SAFETY is front and center as California burns. The propane Infrastructure plans remain murky, need more clarity, and don't meet the Board's climate goals. The additional proposed tree planting provides screening but also more fire fuel. Lee Vining Fire Department's recommendations have not been included. An emergency evacuation road to Hwy 395 is critical. Cal Trans has shown a recent willingness to work with the proponent. Previous fires have burned east from Lee Vining Canyon . **DO NOT APPROVE UNLESS PROPONENT WILL PROVIDE AN EMERGENCY EXIT TO HWY. 395.**

PEDESTRIAN SAFETY is identified as an unavoidable impact. Pedestrians will be put in harm's way, leading to possible injury, death and liability. SCE and CalTrans have shown willingness to discuss a pedestrian/bicycle route through their properties. **DO NOT APPROVE THIS PROJECT WITHOUT A SAFE ROUTE TO TOWN.** The proponent should financially contribute to this.

TRAFFIC SAFETY is another unavoidable impact. Traffic accidents cause injury and death and expose the County to liability. Cal Trans has shown a recent willingness to further discuss the Mobil Mart/ Hwy 120 junction area. **DO NOT APPROVE THIS PROJECT UNLESS ALL OPTIONS FOR TRAFFIC SAFETY HAVE BEEN EXPLORED.**

THE BIG PICTURE: Twenty seven years have passed since the entitlement for the restaurant/hotel project was approved. It is anyone's guess whether an investor will buy the entitlement with the current virus, smoke, closure, fire danger, Yosemite reservations, no foreign tourist situation. If there was ever an iffy time to build a new hotel, this is it.

The proponent has constantly pushed the need for jobs and housing. However, the JOBS brought to town by a hotel/restaurant are seasonal and low wage. The people that make the money are the owners, who may not even live in the area. The HOUSING is small cabins that are not energy efficient, not rent controlled and are located a mile from Lee Vining. Maybe we should start thinking about well located housing in town, where residents can be a part of the community. (DWP is willing to sell parcels near the Community Center). Maybe we should move from being all about tourism. We found out it is very iffy this year, even at the Gateway to Yosemite. Maybe the focus should be on year round jobs that pay a living wage, like forest management, health care or small businesses.

The decision you make on this project will affect the Mono Basin forever. You owe it to the people that live here to listen to our concerns. The comments have been overwhelmingly negative in all the hearings. Please think carefully about the issues raised by a community who cares.

Janet Carle, Mono City, 760-709-1162, carlejanet@gmail.com

Michael Draper

From: Wendy Sugimura
Sent: Monday, August 17, 2020 8:16 AM
To: CDD Comments
Subject: FW: Tiago

Wendy Sugimura

Community Development Director
760.924.1814

From: Bob Gardner <bgardner@mono.ca.gov>
Sent: Monday, August 17, 2020 7:43 AM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: FW: Tiago

FYI

From: Sharon Clark <sharonr.clark@gmail.com>
Sent: Sunday, August 16, 2020 3:32 PM
To: Bob Gardner <bgardner@mono.ca.gov>
Subject: Tiago

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.

Hi Bob,

Hope you're safe and covid free.

I haven't weighed in on Tioga yet but here is my 2 cents' worth. My passion is trying to save Mother Earth from total human degradation. Tioga is the first step towards making Lee Vining look just like another S. Lake Tahoe. When Tiago pops up in our quaint little community it will look like the sorest thumb ever.

Mistakes were made 27 yrs with Tioga when planning and zoning laws were very different. There should be a time limit on any development package, i.e., build it by _____ or start over. Sorta reminds me of the tents at Little Eagle in Mammoth Lakes. Developer promised that they would be 'temporary'. When was that 2006 or 2008? Today, our community is left with "temporary" white elephants.

Stay masked, distant, safe and sane,
Sharon

Michael Draper

From: Rita de Quercus <ritadequercus@yahoo.com>
Sent: Monday, October 12, 2020 2:18 PM
To: CDD Comments
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.

I am pleased that some of our concerns have been addressed, but not all. I am now writing to urge Supervisors to address critical safety impacts to pedestrians and fire services. Mono County, Lee Vining, and future visitors all deserve better than the current project proposed. I have visited Mono Lake many times over the years and feel strongly that this unique environment must be preserved. Thank you.
Rita Coriell
Nevada City, CA

Michael Draper

From: Diana Cosand <dcosand6@gmail.com>
Sent: Friday, August 7, 2020 8:56 AM
To: CDD Comments; Diana Cosand
Subject: Tioga Inn Project

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Please vote no on the Tioga Inn Project. It is totally inappropriate for the area with it's two story structures, ruins the scenery, brings in too many people for the environment and has no pedestrian access to Lee Coming.

Diana Cosand
Rancho Cucamonga CA
dcosand6@gmail.com

Michael Draper

From: Beth Costanza <costanzabeth@gmail.com>
Sent: Sunday, October 11, 2020 1:57 PM
To: CDD 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.

The tragedy and longevity of the consequences whether intended or not, of this development project, will haunt us and future generations far beyond our present understanding. Just the general public safety from either fire or pedestrian view points should stop the project today. Ecologically and scientifically seals the deal to nix this and any similar development.

Angelo and Beth Costanza

Michael Draper

From: Arlene <acvanraeynest@gmail.com>
Sent: Saturday, October 10, 2020 12:58 PM
To: CDD Comments
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 Sirs:

It is critical that safety factors for pedestrians be given higher priority. The Mono Lake area is such a beautiful part of California. Many tourists and residents often hike and walk around the area. Their safety should not be overlooked. If an increase in accidents happens because of poor safeguards for pedestrians, your project will be cast in an unfavorable light. Do the right thing before that happens.

Sincerely,
Arlene C Van Craeynest
Sent from my iPad

Sent from my iPad

Michael Draper

From: martha davis <mlcmarthadavis@gmail.com>
Sent: Monday, October 12, 2020 6:13 PM
To: CDD Comments
Subject: Tioga Inn Project -- Please Oppose Alternative 7 and Direct the Developer to Finish the Redesign of the 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.

Honorable Board of Supervisors
Mono County

I have followed your discussion of the Tioga Inn Project closely over the last several months. I appreciate the great effort you and your staff are making to work through the significant issues that this proposed development raises for the community of Lee Vining, Mono Lake, and all of Mono County.

I firmly believe that the developer could design and present for your approval a project that would address the very reasonable concerns about visibility, pedestrian safety and fire safety that have been raised by the Lee Vining Community. Thanks to your questions, some steps were taken in July by the developer in this direction.

Yet, as the months have passed, the developer is now little closer to presenting a design to you that responsibly addresses the community's concerns. To hear the developer say that "it is too expensive" to install an alternative fire route or to ensure that there is safe pedestrian access between the new residential housing and Lee Vining, or to further reduce the visual impact on the visitor experience of Mono Lake, is not only frustrating it is unacceptable.

The fires California experienced in the last month drive home the core point. Lee Vining is a box canyon, and a fire could easily trap and kill residents unless an alternative exit is provided. If a catastrophic fire were to occur, who ends up being held legally and financially accountable for those lives lost? My bet is that the developer will blame Mono County for having approved his development without requiring the necessary and prudent protections for the County's residents. The same would be true for a requirement for safe pedestrian access as well as with the degradation of the scenic views from Mono Lake's shore.

I appreciate that the developer has made changes to the site design to reduce its visual impact for visitors to Mono Lake. While more can and should be done, especially around the staging of the construction, to ensure that these visual impacts are minimized, I believe in recognizing where steps are being taken to improve the proposed development, while pointing out that more can be done without cutting the financial underpinnings of this mammoth development.

For a project of this size and significance, Mono County can do far better. Please tell the developer to come back when he has a project design that fully addresses the concerns raised by the Lee Vining Community. This can be done. And, with those changes, you will have a community and public who will be deeply grateful for your leadership.

Martha Davis
Nicasio, CA.

Michael Draper

From: Daniel Dawson <danielrdawson@gmail.com>
Sent: Saturday, October 10, 2020 11:25 AM
To: CDD Comments
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.

Honorable Supervisors:

On October 13 you will once again take up the approval of the proposed Tioga Inn project and its DEIR. The project proposal is still incomplete and there are still significant impacts outstanding. The only way you can legally approve the project is by adopting Statements of Overriding Concern. It is my opinion that the benefits of the project do not outweigh its impacts and you cannot in good conscience adopt those findings. Please do the right thing and find that the impacts of the project are too significant to merit its approval. Thank you.

Dan Dawson
danielrdawson@gmail.com
760.937.4198

Michael Draper

From: Thomas Deetz <trdeetz7@gmail.com>
Sent: Monday, October 12, 2020 9:45 AM
To: CDD Comments
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.

Good Morning: I urge you to strongly consider and require safety modifications to the Tioga Inn project proposal. There needs to be a safe corridor for pedestrians and cyclists between Lee Vining and the Mobil Station. I have often walked from my motel in Lee Vining to the site, both because of parking issues at the Station but also because of the beauty of the scenery, especially the evening sunsets. The intersection with Hwy 395 as you know is very busy and a driver's attention is focused elsewhere, and as such represents a real hazard. The foot traffic between the project and town will be expected to increase with the development, and will likely include school children when on-site education resumes. Please do not pass up this opportunity to create a safer passage. Thank-you, Thomas Deetz, M.D.

Michael Draper

From: susan DesBaillets <susandes@earthlink.net>
Sent: Tuesday, October 13, 2020 8:31 AM
To: CDD Comments
Subject: Comments on 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 Board of Supervisors,

Once again, thank you for taking my comments on the Tioga Inn Project.

Much of my concern for this project is related to safety. Pedestrian, bicycle, and traffic safety. Considering the increase of pedestrian traffic with the number of housing units proposed, it would be criminal to proceed without a solid and safe plan for pedestrians and cyclists.

I'm particularly concerned about children walking into Lee Vining. When I was a school liaison for the federal non-profit program known as Safe Routes to School in San Francisco, part of my job was to make it safer and easier for students to walk and bike to school— which was successful with hundreds of children walking and biking to school safely. The walk to and from the Tioga Inn to school is a nightmare. Crossing highway 120 W, is dangerous and confusing for drivers, pedestrians and cyclists. This project should not be approved until a solid and safe route to Lee Vining is in place.

Vehicles come down the hill at alarming rates of speed, while cars try to navigate the convoluted intersection and turn lanes at the present gas mart. This confusion will be exacerbated with the increased population living at the Tioga Inn. Support from SCE and CalTrans should be enlisted to develop a safe path into Lee Vining.

Again, thank you and please do consider and value safety and protection over dollars before approving this project. Safety must be a priority.

Sincerely,

Susan DesBaillets
susandes@earthlink.net
P.O. Box 83
Lee Vining, CA 93541
Mono City Resident

P.S. Just for the record might I add that many of the trees selected for planing may be natives to the Eastern Sierra, yet not native to Mono Basin—will they survive in this climate?

Dear Mono County Supervisors,

I am the daughter of Dennis Domaille and manager of the Tioga Gas Mart. I wanted to voice my own opinions concerning the Tioga Inn Project.

I am in support of the Tioga Inn Project. Workforce housing is much needed in the Lee Vining area. The Tioga Inn Project will provide employees to many businesses, who struggle to find enough staff. I have worked in Lee Vining for 24 summers and have been the hiring manager for the past 15 years. The hardest part of our business is staffing. In order to serve the amount of tourists coming to the area we need employees. Being located at the entrance to a National Park we should be able to provide tourists with proper amenities and service; however, many businesses in Lee Vining are boarded up and permanently closed because they cannot find employees.

Over the years I have employed many Lee Vining High School students. The consensus I have seen is students wish their school was more populated. Over the years I have seen classes vary in size from 2 students to 22 students. The Tioga Inn Project will allow more people to live full time in the area, instead of just transient summer employees. There is a county wide housing shortage that must be addressed.

Tioga Gas Mart has a positive reputation with both its customers and its employees. The Tioga Inn Project had been well thought out and will be an asset to the Mono Basin.

The majority of opposition has come from the Mono Lake Committee who has 16,000 members. Over 95% of the members live out of the area and only know about the Tioga Inn Project from what the Mono Lake Committee has told them. I believe the information given has been misleading and inaccurate.

Thank you for your time and consideration when discussing the Tioga Inn Project and much needed work force housing in Mono County.

Sincerely,

Denise Molnar

Michael Draper

From: jane domaille <domaillejay@gmail.com>
Sent: Friday, October 9, 2020 6:53 AM
To: CDD 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.

I am in full support of work force housing for the Tioga Inn Project in Lee Vining. Reasonable housing is desperately needed in Mono County

Jane Domaille

Michael Draper

From: Jane Domaille <tiogajane@gmail.com>
Sent: Saturday, October 10, 2020 10:50 AM
To: CDD Comments
Subject: Support for 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.

This is my 2nd email, I never received an automatic reply that my email was received. Other people have received a reply. I support the Tioga Inn Project. Housing is needed everywhere in CA which is why the state of California is passing NIMBY laws and taking away the power of certain local authorities. Please approve the Tioga Inn affordable housing while we have the right to make our own decisions. This project will help bring new jobs and housing for the new and existing employees working in Mono County. Please approve the Tioga Inn Project

Jane

Michael Draper

From: Jane Domaille <shoppingjane50@gmail.com>
Sent: Saturday, October 10, 2020 10:44 AM
To: CDD Comments
Subject: Support for 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.

Please approve the Tioga Inn Project. Affordable housing is desperately needed in Mono County. Many young people would like to stay in Mono County to work and live, however many are priced out. Please approve the Tioga Inn Housing Project

Michael Draper

From: Sierra Domaille <hiheyhellomagazine@gmail.com>
Sent: Monday, October 12, 2020 6:38 PM
To: CDD Comments
Subject: support for workforce housing at 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.

Hi
I'm writing in support of workforce housing at Tioga Inn in Lee Vining.

SD

Sent from my iPhone

Michael Draper

From: dave doonan <bxdmcr@gmail.com>
Sent: Monday, October 12, 2020 8:17 AM
To: CDD Comments
Subject: Tioga Community Housing Project

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Staff,

I would like to offer my complete support of the proposed Tioga Community Housing project in Lee Vining, California. It is no secret that the biggest problem facing Mono County, with regards to jobs and employment for the tourism driven service sector jobs, is the absolute paucity of housing available. Although much has been said about workforce housing projects, the grim truth is that there are very few available locations to build these projects. I firmly believe that the benefits from this project will be realized throughout Mono County and not solely in Lee Vining. I applaud the proponents for such a well designed and thoughtful plan which attempts to balance the need for tourism services and jobs with the stunning natural beauty and limited natural resources. For better or worse, people (consumers) are drawn here in large numbers. These consumers, along with the resident consumers, all have needs to be addressed. Of those needs, food, lodging and residences are the highest priority. The only way to diminish the demand is for people not to live or visit here. Concessions must be made to support the tourism economy of such a popular destination as Mono County.

Sincerely,

Dave Doonan
Hammil Valley

Michael Draper

From: Hope Dusty <dustyhope257@gmail.com>
Sent: Friday, October 9, 2020 7:52 AM
To: CDD Comments
Subject: In support of 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.

I am in support of the Tioga Inn Project. Housing is desperately needed in Mono County. It is impacting all the workers in Mono County. How many needed workers live in Bishop and are unable to get to Mammoth when needed due to snow and roads closed during the winter. Mammoth needs essential workers to be able to live nearby and get to work when needed. Tioga Inn housing will help address this need

Dusty

Mono Counsel,

I am writing to you.

in regard of a crisis that

was present before 2020.

That, is the housing crisis.

Not to mention competition is
good for business. If there are

ten resurantes in a certain
location? You will find somewhere
to eat. Dennis Domile is trying

to provide critical facilities

for this section of Mono county.

I am failing to see your motivation

Mammoth Lakes resident

James P. Dwyer

J. Dwyer

From: [Wendy Sugimura](#)
To: [CDD Comments](#)
Subject: FW: Tioga inn
Date: Tuesday, September 8, 2020 9:09:31 AM

Wendy Sugimura

Community Development Director
760.924.1814

From: Bob Gardner <bgardner@mono.ca.gov>
Sent: Monday, September 7, 2020 6:58 AM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: FW: Tioga inn

FYI

From: charlotte Lange <char54lange@gmail.com>
Sent: Friday, September 4, 2020 3:23 PM
To: Bob Gardner <bgardner@mono.ca.gov>
Subject: 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 bob

This is Angela Williams Eddy Vice chairwoman of Mono Lake Kutzadika Tribe and I oppose the Tioga Inn project.

Thanks
Angela William's Eddy

To Whom It May Concern:

September 1, 2020

I, Angela Williams Eddy a Mono Lake Kutzadika'a Tribal member/Tribal Council Vice Chairwoman writing this letter with concerns, facts and reasons that no building or disturbance of our sacred lands in the Tioga Inn project. I am opposed to this project.

Our concerns are that Native artifacts have been found on this land and in the area. Its also known as a walking path of the Mono Lake Kutzadika'a tribe to and from town, to the known areas of our people that lived out by Williams Bluff, Cane Ranch, Rush Creek , Tioga pass, and Yosemite. The fact that multiple cry dances took place in this area in which it makes it sacred land. A fact that I have knowledge of and took part in 1988 when my Great Grandmother (Hutsi) Vina Williams took her journey. This area is important to our heritage, culture, people and the future of our people.

There are important concerns and questions we have about the contract that was approved in 1993. Was the tribe offered consultation or involved? Were there tribal monitors there when surveyed and when ground breaking began for the building of the gas station? Who? Were they certified? Why now? Instead of building lets help local community businesses (motels) by using them as seasonal housing for the workers. Already a safety hazard with the gas station in that area, vehicles parked all over the side of road, people running and walking on HWY120 to get to and from those vehicles, a distraction from HWY395 for traffic passing by. Also was having live entertainment part of the contract? Do they have permits? Do they have security and safety in place for the public? What about drinking and noise ordnances? I believe we should come together and renegotiate this contract do to the findings of Native Artifacts and the tribal sacred land.

So in closing can we please compromise, work together to come up with another solution? You have the Gas station that is making a great deal of money, while serving the community and tourist. More building just destroys mother earth and brings more people into a very content small community. Than it soon becomes a crowded over populated city and you lose the tourist. Another fact is that it is a Native sacred site being artifacts have been found on the land and that cry dances took place in that area. Our people are asking please leave our sacred land undisturbed? Our heritage, culture, traditions, land and people are very important to us.

Thank you for your time and consideration,

Angela (Williams) Eddy
Mono Lake Kutzadika'a Tribal Member/Vice Chairwoman

Michael Draper

From: Seacliff <seacliff4@gmail.com>
Sent: Saturday, October 10, 2020 11:27 AM
To: CDD Comments
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.

As a past volunteer fire chief in a very small community I think the developers need to address the lack adequate of fire protection in the plan. A robust alternative for increased protection should be required. There should also be a better way for folks to walk to town for safety reasons.

Barrett Edgar
Pinecrest CA

Sent from my iPhone

October 12, 2020

Honorable Mono County Supervisors,

Thank you for the opportunity to comment. I respectfully ask that you not approve this project.

First, unsafe pedestrian and bicycle travel between the proposed development and Lee Vining remains a **significant unavoidable impact**. This is not a small thing. It is a matter of life and death. The project cannot be approved without a detailed pedestrian-connectivity plan fully in place. There is no plan right now. It may or may not happen. That's not okay.

Additionally, I disagree with the County's assessment that, "the pedestrian-connectivity issue is an existing condition and therefore development and construction of the entire trail cannot be attributed solely to the proposed project." This "existing condition" was initiated by the proponent's original construction of the Mobil Mart and housing units and the hosting of live entertainment. Before then, there was no need for pedestrian-connectivity. The current amendment requested by the same proponent will exacerbate the problem he created himself. The proponent, therefore, should be required to take full responsibility for this design flaw inherent to the entire development that continues into this current amendment request.

Second, turning left from the Tioga Road onto north-bound Highway 395 remains a **significant unavoidable impact**. When there is a lot of traffic, it always feels risky dodging across two lanes to merge into a third lane. It doesn't matter that the heavy traffic isn't year-round. It's enough of an issue during the busy season that lives could be lost. And lives have been lost. Adding traffic from a big housing development into this mix without somehow mitigating the situation is not acceptable.

Third, risk of fire in the Eastern Sierra is serious. The project is expecting the Lee Vining Volunteer Fire Department to somehow take responsibility for protecting an additional 100 units. The development will not provide meaningful impact fees nor tax revenue to sufficiently expand the capacity of the fire department. Also, there is not a reasonable escape route to flee a quickly-moving, wind-driven wildfire.

For these reasons and so many more—like the proposed tiny units not being conducive to permanent residence as the project proclaims—the largest development in Mono County does not belong in the Mono Basin. The significant unavoidable impacts, separately and together, are too significant to allow Board of Supervisor approval.

The decision before you is huge. On behalf of the community of people and place and all who visit and love the Mono Basin—past, present, and future—I urge you to turn down this project.

Sincerely,

Margaret Eissler
Lee Vining, CA

Michael Draper

From: Scott Finder <Scottfinder78@outlook.com>
Sent: Sunday, October 11, 2020 12:12 PM
To: CDD Comments
Subject: In support of 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.

California is facing a historic housing shortage. Tioga Inn Workforce Housing helps address this problem without Mono County spending taxpayer money. As elected officials why are you not welcoming this project to Mono County. Do you have other solutions to the problem on the books that I have not heard about? How much do you need to study this issue? The problem is no housing in Mono County which translates to a limited workforce, declining schools, and a less vibrant business community and less tax money for the county. One way to solve this problem is to approve the Tioga Inn Project. I really don't understand why this seems to be so hard to say yes to, aren't our elected officials supposed to be looking out for the whole county? Please approve the Tioga Inn Project at this next Board Meeting.

Scott

Michael Draper

From: Alana Fowler <alanafowler14475@yahoo.com>
Sent: Monday, October 12, 2020 3:39 PM
To: CDD Comments
Subject: New housing plan

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 Board of Supervisors,

My name is Alana Fowler, and I am in full support of the Tioga Inn Specific Plan Amendment. I hope that I can share with you my reasons for supporting the importance of this new housing. I work locally here in Lee Vining at Tioga Green, and a common occurrence is that many businesses are very short staffed. Not due to slow business, but to lack of housing for any employees. Employees are then forced to drive very far distances, and spending their income solely on gas just to get to work. The amounts of new housing won't be overwhelming on the community, and still keep its normalcy in place. It will be positive for the local businesses, and employees just looking to make a living. In result there will be less turnover of new employees, and create a better sense of community with familiar faces.

As a new local I have experienced trying to find housing. Something that takes months, and months to be lucky enough to stumble upon. Many people living in the community are living in very poor conditions, or are living out of the motels here. Everyone deserves to have a place to call home. Many residents new and old all share the same love for the beauty of the mountains, and nature that surrounds us. I believe it would be a great benefit to all of the businesses regarding employment and a higher revenue, so in turn more financial benefits. That will give Mono County more tax revenue to protect and manage this community to the best of its ability.

Thank you for hearing me out today, I hope that all the benefits and positivity of this plan are considered by the board. All my concerns have Lee Vining's best interest in mind.

Best regards,
Alana Fowler
Sent from my iPhone

Michael Draper

From: David Gibbens <dgibbens52@gmail.com>
Sent: Friday, October 9, 2020 11:43 AM
To: CDD Comments
Cc: Dennis Domaille
Subject: Support for Tioga Inn Housing

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.

I am in total support of the employee housing proposal by the Tioga Inn.

During my 20 year residency, and Business ownership in Mammoth Lakes, & Mono county, (1980 till 2000.) We experienced a housing shortage, and the situation has only gotten worse.

As a Licensed California A contractor, I was involved in many major projects. Both phases of the geothermal development, both golf courses, and many smaller developments.

I believe any new development requires a percentage of affordable employee housing. I don't understand the opposition to the above mentioned project. With increasing visitor numbers to the

Eastern Sierra, I see the situation only getting worse.

Any impacts on the local resources, or environment can be mitigated.

I urge you to give this project the green light.

David G Gibbens

Former owner of Mammoth Equipment

Michael Draper

From: Wendy Sugimura
Sent: Monday, August 10, 2020 9:34 AM
To: CDD Comments
Subject: FW: Tioga Inn

Follow Up Flag: Follow up
Flag Status: Flagged

Wendy Sugimura
Community Development Director
760.924.1814

-----Original Message-----

From: Bob Gardner <bgardner@mono.ca.gov>
Sent: Saturday, August 8, 2020 9:12 PM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: FW: Tioga Inn

FYI

-----Original Message-----

From: Vicki Glazier <vickimnolk@yahoo.com>
Sent: Saturday, August 8, 2020 8:27 PM
To: Bob Gardner <bgardner@mono.ca.gov>
Subject: 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. Gardner,

I strongly oppose the work force housing project being proposed in Lee Vining. As a restaurant and hotel have already been approved, that in itself will hurt the established businesses in Lee Vining. I grew up in Lee Vining and always appreciated the sense of community. Tioga Inn will undoubtedly become a community of itself. Seasonal workers will be moving in and out, with no plans of permanent residency. What about law enforcement and medical services? Those services are limited as it now. The Paiute people lived and traveled all throughout that area and to see the destruction of more our homeland is devastating.

Sincerely,

Vicki Glazier
Mono Lake Kutzadika Tribal Member

Sent from my iPad

Michael Draper

From: Christine Goldin <cwgoldin@gmail.com>
Sent: Thursday, August 6, 2020 5:11 PM
To: CDD Comments; bartshe@monolake.org
Subject: Alternative#7-Hybrid Plan

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.

I object to the current Alternative #7-Hybrid Plan as currently proposed.

It does not address the important improvements asked for at the June hearing.

This is a flawed project because significant adverse impacts still remain with the project:

- Visual impacts remain.
- A safe pedestrian route is nonexistent.
- Fire department safety and capacity issues are still unaddressed.

Because the changes to the plan now under consideration have not produced a project that respects the local community and the scenic Mono Basin, I urge the Board to vote no on the final proposal.

Christine Goldin

Michael Draper

From: Susan Greenleaf <susanlgreenleaf@gmail.com>
Sent: Monday, October 12, 2020 11:43 AM
To: CDD Comments
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.

I would just like to register my opposition to this project. While Mammoth and June Lake clearly need more affordable housing it seems wrong to dump their problem on Lee Vining. And sets up a situation of building in all the problems of commuting for those workers, ie driving in winter conditions, time spent driving, more fossil fuel dependence and pollution. There must be places in Mammoth or much closer by where some housing could be built. Let Lee Vining keep it's town character. Let Mammoth work out it's own housing issues. thank you, Susan Greenleaf, Bishop

Michael Draper

From: Gina Gusmeroli <gina.gusmeroli@gmail.com>
Sent: Saturday, October 10, 2020 8:41 AM
To: CDD Comments
Subject: The Tioga Inn should be approved for more housing

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 Board of Supervisors,

Hello, my name is Gina Gusmeroli and I am an employee of Tioga Green in Lee Vining. I am writing this to express my support for the Tioga Inn Specific Plan Amendment.

It is my understanding that Mono County has gone above and beyond in order to ensure an excellent quality of life for its residents. One major area in need of improvement is that there needs to be more housing for the people who work day to day in this town.

Tioga Green is open year round, seven days a week, operating 12 hours a day from 9 am to 9 pm. It is my understanding that many of our local businesses here in town close during the winter season. Tioga Green does not.

I have struggled time and time again to find housing here in Lee Vining. My commute is 30 minutes each way as I am residing on my friend's couch in Mammoth Lakes. I care about our environment, and my commute each day is not solving the issue of pollution that already exists. I am extremely worried about my drive during this winter season. I dread driving 30 minutes each way in icy and/or white-out conditions.

There is simply not enough housing for employees of this town. With all of its charm and beauty, I would want nothing more than to call Lee Vining "home". It is vital to recognize that there is a dire need for more housing in this wonderful community in order to establish a shelter for those who make this town what it is today. Having additional units of housing in Lee Vining is imperative and it is what must be done.

With the approval of the Tioga Inn Specific Plan Amendment, this would create a wonderful opportunity to support the community in which we work in. Please approve this vital initiative.

Thank you,
Gina Gusmeroli

October 12, 2020

Mono County Board of Supervisors
POB 715
Bridgeport, CA 93517

RE: SUPPORT – Tioga Inn Specific Plan Amendment

Dear Mono County Board of Supervisors:

This letter is to express our SUPPORT for the Tioga Inn Specific Plan Amendment.

The Eastern Sierra has a tourism based economy. The communities up and down highway 395 in both Inyo and Mono Counties spend exorbitant amounts of money annually to attract tourist to the area with the goal of encouraging a more stable economy.

It seems short sighted and limiting to not allow for an expansion in lodging options; especially in a part of the region that sees a tremendous amount of traffic.

Please consider voting to approve the Tioga Inn Specific Plan Amendment.

Sincerely,

Cliff and Stephanie Hake

1430 Swall Meadows Road
Swall Meadows, CA 93514
GopherRanch2@gmail.com

Michael Draper

From: Julia Hammond <juliahammond494@gmail.com>
Sent: Saturday, October 10, 2020 10:29 AM
To: CDD Comments
Subject: support for Tioga Inn Workforce Housing

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.

I support approving the Tioga Inn housing project. I have lived out of my camper for the last three years. I feel lucky to have so much when I see all the other people living out of their cars in Mammoth. I am able to take a shower at work so that worked out well for me. I thought the state of California was working toward getting more housing built in the state. Here is a developer that actually wants to build more housing than required! What is the problem? What is the hold up? If the housing issue is not addressed by Mono County business will be forced to locate elsewhere when there is no labor to hire. Please approve the Tioga Inn housing project

Julia

Michael Draper

From: Robert Hill <rhilgeologist@comcast.net>
Sent: Sunday, October 11, 2020 11:54 AM
To: CDD Comments
Cc: Mono Lake Committee
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.

To whom it may concern:

Below is a recent e-mail that I sent to the Mono Lake Committee (MLC). I have reviewed information about earthquakes and seismicity in the Mono Basin Area. I assume this information was used in updating reports on the Tioga Inn Project. I did not have access to nor did I review updated reports Tioga Inn Reports. And, as stated below in my letter to the MLC, I do not wish to imply that Information in updated Tioga Inn Project reports are not current with respect to earthquake and seismicity in the Mono Basin area.

My letter to the MLC:

Hello,

Previously, I have sent comments with respect to the Tioga Inn Project to the Mono Lake Committee and to the Planning Commission. At that time I had not looked into possible earthquake hazards associated with the project, so I did not comment on the issue. Likewise, I did not review nor did I have access to all of the project reports for the purpose of comparing earthquake data in those reports with information presented in the links shown below. These links contain recent information on earthquake hazards in the area, including earthquake magnitude, ground shaking, ground displacement, earthquake recurrence, etc. And, there might be additional sources of information on earthquake and seismic hazards that I have not reviewed. Of significance would be potential ground acceleration taken into considered for design of structures. The Final EIR is dated May 1993, and a lot has been learned about earthquakes and seismicity in the Mono Lake area since that time.

My medical situation precludes me from pursuing review of the seismic hazards aspect or any other aspects of the Tioga Inn Project for the foreseeable future.

It might be of interest for someone to compare earthquake hazards data in the original and subsequent updated Tioga Inn Project reports with data presented in the reports shown below. I do not wish to imply that Information in updated Tioga Inn Project reports are not current with respect to earthquake and seismicity in the Mono Basin area.

Best regards,

Robert "Bob" Hill
rhilgeologist@comcast.net

Quaternary Fault and Fold Database of the United States

As of January 12, 2017, the USGS maintains a limited number of metadata fields that characterize the Quaternary faults and folds of the United States. For the most up-to-date information, please refer to the [interactive fault map](#).

Mono Lake fault (Class A) No. 41

https://earthquake.usgs.gov/cfusion/qfault/show_report_AB_archive.cfm?fault_id=41§ion_id=

Scenario Earthquake Hazards for the Long Valley Caldera-Mono Lake Area, East-Central California, Jan. 2018

<https://pubs.usgs.gov/of/2014/1045/>

<https://pubs.er.usgs.gov/publication/ofr20141045>

Michael Draper

From: Cleland Hoff <filmmammoth@gmail.com>
Sent: Tuesday, October 13, 2020 6:15 AM
To: CDD 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.

To Whom It May Concern,

I want to register my support for the Workforce Housing component of the proposed development at the intersection of Hwy. 120 and Hwy. 395.

Workforce housing is desperately needed in the Eastern Sierra, and this parcel lends itself well to this type of development.

Please give your support to this necessary project.

Thank you,

Cleland Hoff

Michael Draper

From: ed hurley <ekhurley2@gmail.com>
Sent: Friday, October 9, 2020 11:51 AM
To: CDD Comments
Subject: Tioga Village workforce housing

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 Co Board of Supervisors,

My name is Ed Hurley and I am the owner of Burgers Restaurant and a forty year resident of the Eastern Sierra. I am again sending this letter to you in support of the Planning Commission's 4-0 vote to approve the proposed Tioga Village workforce housing project. As a Mammoth business owner, I see first hand the need for housing for our labor force. As I interview my new hires, my first question is "do you have arrangements for housing"? It is also the most discussed topic I have with my business colleagues.

This project would be a great asset for all the businesses in this area.

Thank you for your time and attention to this matter.

Sincerely,
Ed Hurley

Michael Draper

From: Colin Ingram <ingramcn@gmail.com>
Sent: Friday, October 9, 2020 11:13 AM
To: CDD Comments
Subject: Workforce housing for Tioga Inn at Lee Vining

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.

Rentals are extremely hard to find, and too expensive even if one is available. A shortage of housing is likely for at least several more years. Any decent workforce housing is a real plus for the area and I hope the Board of Supervisors will approve these units. Thank you, Nattie Ingram

Michael Draper

From: Ernest Isaacs <ernesti@pacbell.net>
Sent: Monday, October 12, 2020 9:29 PM
To: CDD Comments
Cc: monolakecommittee@monolake.org; lynn boulton
Subject: the 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 Mono County Board of Supervisors -

I have been coming to the Eastern Sierras since 1971, backpacking up to the high passes in the Central and Southern Sierras and in the past few years, up the canyons north of Tioga Pass. I am entranced by the wide open sagebrush deserts, the strange beauty of Mono Lake, the creeks and fall colors in the canyons - Lundy, Virginia Creek, Twin Lakes...

This proposed Tioga Inn will be a blight on this vast landscape no matter how it is tweaked. It will tarnish the scenery that draws so many people like me who love the Eastern Sierra as it is. I would like you to reject the project overall, and if that is unfortunately not your decision, make it as small as possible.

The Tioga Inn will also make a huge impact on the small town of Lee Vining, another argument for rejecting entirely. Again, if you choose to allow it to happen, make sure that the impact on the citizens of Lee Vining is as small and safe as possible.

Ernest Isaacs
Berkeley, CA

Michael Draper

From: jf_iverson <jf_iverson@comcast.net>
Sent: Tuesday, October 13, 2020 8:04 AM
To: CDD Comments
Subject: Alternative #7 Hybrid Plan

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 family built a cabin in Mono City in the 1960's and we continue to enjoy the unspoiled beauty of this unique area. We are very concerned that the Alternative #7 Hybrid Plan does not adequately address safety and fire protection concerns. There is no safe pedestrian route forcing students and residents to walk next to traffic on 395 to reach Lee Vining for school, shopping and community activities. Providing safe pedestrian access should have been a priority from the beginning of this project.

This plan is also lacking proper thought for fire safety, capacity issues and the financial burden to the community and the brave volunteers who protect us. Along with the obvious safety issues this project seems to ignore there is also the issue of the visual impact from South Tufa that is still of huge concern that will negatively impact the experience of residents and the many visitors who come to the area for the unspoiled natural setting.

Please reconsider giving permission for this flawed plan to continue.
Sincerely, Frances and Jon Iverson

Sent from my iPad

Michael Draper

From: Jan Jensen <jancjensen@gmail.com>
Sent: Monday, October 12, 2020 8:22 AM
To: CDD Comments
Cc: Jan Jensen
Subject: Tioga Inn Project

Follow Up Flag: Follow up
Flag Status: Flagged

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 Sirs,

Please Reject the Tioga Inn Project.

It appears to be an ill conceived project by the land owners to make use of their huge plot of property along the highway in close proximity to Lee Vining. Their intent is obviously to find a way to make some money at the expense of destroying Mono Lake, the adjoining habitat and the community of Lee Vining.

At the previous meeting it was obvious the current land owners have no true concept of what their project entails and the impact of their proposal. They plan to hire a "developer", insensitive to the damage and the environmental impact. An owner and developer who seem to not care about the concerns of the local community and impact on the natural environment. Their vision is: buildings and hotel with unsightly view from the highway, impractical and unsafe for visitors and seasonal workers, and creating unsafe traffic and access on/along the highway into Lee Vining. I do not support an RV park or resort as part of this plan or any plan in the future.

I do support a different plan that specifically addresses rental housing for seasonal workers incorporated into the City of Lee Vining with consideration and support for the local educational district, if needed.

The Tioga project is all about money, it will be devastating for Lee Vining an Mono Lake and all the people who call this treasured landscape home.

Please Reject the Tioga Project, in part and in whole.

Thank you ,
Jan Jensen
5866 Printwood Way
San Diego, California 92117
858-717-0994

~ Jan ~

Michael Draper

From: ajsmarket@schat.net
Sent: Friday, October 9, 2020 10:47 AM
To: CDD Comments
Subject: Approve Tioga Community Housing please
Attachments: Jan Johnson.docx

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.

Mono County Board of Supervisors

Re: Tioga Community Housing

I'm writing this letter in support of the Tioga Community Housing. I feel Mono County has always been in short supply of community housing. I have lived in this county for forty years and have always struggled to find appropriate housing. After living in Mammoth for thirty years my husband and I moved to Benton. Now we have to commute to our jobs. We have many friends that have moved from the area because of housing also.

The Tioga Gas Mart is a well planned and maintained property and we trust that the community housing project would be the same.

Jan Johnson

Michael Draper

From: Owlsnest <owlsnesttwo@att.net>
Sent: Sunday, October 11, 2020 4:47 PM
To: CDD Comments
Subject: Tioga Inn, Lee Vining

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 are long time supporters of the Mono Lake Committee & eat breakfast regularly + get gas at the Inn. We love the entire East Side of the Sierras, hiking, backpacking, Chautauqua events. Please minimize this development. To see this area at night with minimal lights, cars and noise means so much to those who live in the area & to those who visit frequently.

Thank you for your consideration.

Regards,

Marcia Johnson
Sebastopol, CA 95472
owlsnesttwo@att.net

Michael Draper

From: Sue Jorgenson <lilithm@juno.com>
Sent: Monday, October 12, 2020 6:58 PM
To: CDD Comments
Subject: Tioga Project Hearing 10/13/20

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 Supervisors:

Once again I am writing to register my opposition to the proposed hotels and worker housing by the Whoa Nellie Deli and gas station at 395/120. I come to Lee Vining several times a year from Southern California - I waited for 13 months before returning to Lee Vining last week because of COVID 19. But I have been following the issue closely as always and discussing it with residents.

Some concerns I have:

1. The Lee Vining fire department has admitted it does NOT have the equipment, means or training to deal with fires at large, multistory buildings. Given the fire danger present, this is a very real and pertinent concern. How do the Supervisors plan to get around that - raise local taxes? Hope for the best?
2. The owner refuses to commit to having LOCAL workers. He is hoping to have workers to and from Mammoth, not employing those in Lee Vining and Mono City who would benefit most from the hotel jobs, enlivening the local economy.
3. Lee Vining literally has nowhere to expand, not with the mountains to the west, the lake to the east, private/forest land to the north and south. If this proposed complex is built, people will want to settle and housing is extremely tight. If the Supervisors want to see what density looks like when it gets out of hand, just visit Long Beach and TRY to find a parking space, for example. Or Mammoth.
4. The owner seems to think that in the wintertime people will come visit and stay in LV. I can tell you that even if I were an avid skier or snowboarder, I would not want to drive 30 miles to Mammoth from LV. Or even June Lake. What else can one do in the wintertime? Take workshops, when they resume, with the Mono Committee, or independent photography workshops and even that hinges upon too many unpredictable factors, as 2020 has resoundingly proven.
5. Highway 395 is NOT prepared for the increase in traffic. So many nonlocals have a very hard time observing the 30 mph speed limit in town (and I get honked at or flipped off whenever I slow down at the appropriate places in observance of the speed limit). An increase in traffic is going to require an increase in fire department and EMT staffing because, trust me, accidents will happen. There is a reason Mammoth and June Lake are a few miles OFF the highway. Lee Vining is ON the highway, no getting around that.
6. People pay excellent money to come from all over for the photography workshops because the area is just that scenic and the night sky is just that pristine. Some of my best memories are being at the South Tufa at night photographing and simply enjoying the beauty of the tufa formations in the moonlight and in the darkest of skies with the Milky Way overhead. Having the hotels and worker housing will create light pollution over the lake itself.
7. I've said this before and I will say it again. Maybe because the Supervisors have resided in Mono County all their lives or at least a long time, they take it for granted and don't see what we see: this town has a special appeal - I like to call it

a special magic - that has people coming back repeatedly. I've been visiting LV for fourteen years now and I dream of being able to work from home in LV, or retiring there. I have grown to love Lee Vining and its inhabitants and I support the Mono Committee and the whole "long live the lake" thing. This is what I donate my hard-earned money to - the lake and its ecology. I have hiked and will continue to hike LV Canyon, Lundy Canyon and around the lake with camera or watercolor journal.

8. I have heard from others about one meeting where the owner of the gas station and Whoa Nellie Deli introduced himself and his first words were "I'm greedy." Such greed does not belong in Lee Vining. And I see vacant buildings facing the highway that could attract profitable, low-key businesses. How about revitalizing those buildings instead?

Thank you very much for taking the time to read this - I do hope someone actually reads this, especially with an open mind. Because I live in an overdeveloped area and I've seen the issues that has created - do not let the genie out of THAT bottle because it won't go back in.

Respectfully yours,

Sue Shobert Jorgenson
538 W. Amerige Ave. Apt. C
Fullerton CA 92832

Michael Draper

From: Janet Keller <janet.keller3@me.com>
Sent: Tuesday, October 13, 2020 10:31 AM
To: CDD Comments
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 Mono County Board of Supervisors,

I respectfully ask all of you to reconsider your decision on this project. It's hard to predict just how great of a detrimental impact this will have on Mono Lake.

But we all know that more people results in a much heavier footprint. More traffic means more accidents, an especially dangerous situation for pedestrians. More people means more fire danger and a much bigger burden on local fire departments and emergency services.

The tragic fires we've seen all over the west this summer are just a preview of what is to come. Increased population combined with climate change combined with fire services stretched thin is an inevitable disaster for this spectacular place.

Please don't let this be your legacy.

Mono Lake doesn't have to be another place destroyed by poor planning and over populating. There is still an opportunity to mitigate the damage by all of you.

Please reconsider the gravity of this situation.

Thank you.

Janet Keller

Sent from my iPad

Michael Draper

From: ek95014@aol.com
Sent: Tuesday, October 13, 2020 1:16 PM
To: CDD Comments
Subject: 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.

Thank you for the opportunity to comment, once again, on the Tioga Inn project. Approved in 1993 as a hotel and restaurant with a modest amount of housing, 27 years later only the housing has been built, although not always as permitted by that initial approval. There still is no hotel, no restaurant and, apparently, no one willing to commit to building them. The proponent has amended and re-amended the project, and what is before you now for approval is a housing project. But who is the housing for?

Several years ago we were told that the housing would be occupied by workers building the hotel and restaurant. But those workers weren't needed yet. Then it was rebranded as workforce housing. What workforce? Perhaps Mammoth Mountain and June Lake, maybe even Yosemite National Park. But this housing was too far from those jobs. Then it was rebranded as community housing.

The closest community is Lee Vining, which does need more housing. The Community Plan recognizes that need. But it envisions housing that allows the local workforce to pursue the dream of home ownership. This project is a collection of rental units. It envisions housing that is within the existing town footprint and enables residents to safely get to schools, the post office and local businesses. It uses terms like "compact" and "connected". This project is separated from town by a busy highway and fails to address the issue of a safe connecting route between the two. Rather than benefiting the Lee Vining community, it will place a tremendous burden on the existing infrastructure, in particular the volunteer Fire Department. The proponent has not adequately addressed these issues, and the community is actively identifying alternative sites for housing within Lee Vining itself.

What you are being asked to vote on is a project in search of a purpose. The local community has repeatedly voiced its opposition, as have hundreds of visitors. They speak of the beauty of Mono Lake, and the grandeur of the Mono Basin and the Sierra escarpment. They are concerned that this project will forever scar the iconic views heading west up Tioga Road, the dark night skies, and the vistas from Mono Lake's shoreline. Mono County is proud to be Wild by Nature. Please help keep it that way by voting no on this project.

Ellen King, Mono City

Michael Draper

From: Becky Kozak <beekay245@gmail.com>
Sent: Monday, October 12, 2020 6:06 PM
To: CDD Comments
Subject: 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.

In favor of this as housing very much needed!

Sent from my iPhone

Michael Draper

From: Tom Kozak <tomkozak@yahoo.com>
Sent: Sunday, October 11, 2020 2:32 PM
To: CDD Comments
Subject: need for affordable housing in our area

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.

Hi,
I urge the approval of the housing development over at the Mobil. There is a real need not only here but in all of California. Lets do our part to help with this problem.
Thank you
Tom Kozak

Sent from [Mail](#) for Windows 10

Michael Draper

From: Wendy Sugimura
Sent: Tuesday, October 13, 2020 12:02 PM
To: CDD Comments
Subject: FW: Tioga Inn Project

Wendy Sugimura

Community Development Director
760.924.1814

From: Bob Gardner <bgardner@mono.ca.gov>
Sent: Tuesday, October 13, 2020 12:00 PM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: FW: Tioga Inn Project

fyi

From: Michelle Lange <michellelange050912@gmail.com>
Sent: Tuesday, October 13, 2020 11:39 AM
To: Bob Gardner <bgardner@mono.ca.gov>
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.

Hello,

I am a member of the Mono Lake Kutzadika Tribe and oppose the Tioga Inn Project. I vote NO to the disturbance of our Cultural Resources, Trails, Water, Pollution to the earth, more septic to seep into Mono Lake and KEEP Lee Vining serene.

Thank you for hearing our voices.

Vote NO for the Tioga Inn Project.

Michelle Lange

Michael Draper

From: Wendy Sugimura
Sent: Monday, August 10, 2020 11:32 AM
To: CDD Comments
Subject: FW: Tioga Inn Project

Follow Up Flag: Follow up
Flag Status: Flagged

Wendy Sugimura

Community Development Director
760.924.1814

From: Bob Gardner <bgardner@mono.ca.gov>
Sent: Monday, August 10, 2020 10:52 AM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: FW: Tioga Inn Project

FYI

From: charlotte Lange <char54lange@gmail.com>
Sent: Sunday, August 9, 2020 10:19 PM
To: Bob Gardner <bgardner@mono.ca.gov>
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.

Supervisor Bob Gardner,
I am sending this email expressing my opposition to the Tioga Inn Project.
The community of Lee Vining needs to be kept serene, safe and the traditional lands not disturbed as best we can.
The amount of more pollution, land fill, water usage and the well depletion for the Andrew's family are more concerns.
Thank you for your time in considering our request.
Charlotte Lange,
Mono Lake Kutzadika Chairperson

Michael Draper

From: Gil Larimore <yertle63@gmail.com>
Sent: Tuesday, October 13, 2020 9:54 AM
To: CDD Comments

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I reckon I like Dennis and his family alot. They have been good to this location for many years and served the people of mono county admirably. The project as described makes a significant impact on the viewshed of mono lake. This is the bottom of beloved Tioga pass and doesn't need to be altered in the way the Tioga inn would impact this site.

Michael Draper

From: Sasha Lennard <sashalennard56@gmail.com>
Sent: Sunday, October 11, 2020 2:54 PM
To: CDD Comments
Subject: support for Tioga Inn Housing

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.

I support the Tioga Inn Housing project. I had to move out of Mono County due to the high cost of rent and childcare. I couldn't afford both even though I worked 2 jobs. I loved living in Mono County and wanted my kids to have a wholesome place to live and play. I had to move back home to save money and have some family help. If Mono County had more affordable rentals available I would love to move back. I understand that this project has been in the system for 5 years. If it was approved several years ago I might never have to moved out of the area. Please approve the Tioga Inn Housing and let everyone have a chance to live in such a beautiful area. I would love my kids to live in an area with plentiful outdoor space to play, have clean air, clean water not a place with gangs, crime and filth.

Sasha

Michael Draper

From: Daisy Sue Lennox <daisysue489@outlook.com>
Sent: Friday, October 9, 2020 9:45 AM
To: CDD Comments
Subject: Tioga Inn Support

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.

Mono County is in great need of affordable housing. I thought the State of CA was making this a priority and that groups couldn't complain about "not in my backyard". How can anyone say that housing is not needed in Mono County. Right now the availability of housing is the deciding factor in a business being successful. Without employees a business cannot grow or thrive.

Michael Draper

From: Hilary Light <lighthilary45@gmail.com>
Sent: Saturday, October 10, 2020 10:19 AM
To: CDD Comments
Subject: Support for Tioga Inn Housing

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.

I am in support for Tioga Inn Housing. At present I am renting in Bishop. I would love to live closer to work but have been unable to find anything suitable for a family in Mammoth. I don't understand opposition to affordable housing when there is such an obvious need in Mono County. It seems to me that families have an especially hard time finding affordable housing, especially a single mom with 2 children. I also have friends with the same problem. Please approve the Tioga Inn Housing project

Hilary

October 13, 2020

Mono County Supervisors
Bridgeport, CA

Re.Tioga Inn Specific Plan Amendment

Dear Supervisors Stump, Peters, Gardner and Kreitz:

This letter contains my additional comments and observations regarding the Tioga Inn Specific Plan Amendment for workforce/affordable housing. These comments are unique and supplement my previous comments in support of the project.

Opponents have employed a shotgun approach, seeking any pellet that will kill the target. This is characteristic of NIMBYism, defined in Wikipedia as: carrying “the connotation that such residents are only opposing the development because it is close to them and that they would tolerate or support it if it were built farther away.” Indeed, opponents recognize the need for workforce housing, but they fear local impacts on our special place.

A recent pellet landed on water concerns. These are refuted in your packet. The real, documented water crisis lies within the Lee Vining PUD. Until a new water source is identified and placed into service, it is questionable that any alternative housing project could be added within the district (Lee Vining).

Other pellets are directed at the positions of certain entities while deflecting the concerns of others. Caltrans’ lack of safety concerns resulting from the project are dramatically dismissed as unreasonable. Yet, when the local school district claims that they will not provide bus service to the students residing within the project, this is cited as a reason not to support the project. That is unreasonable. Imagine refusing transportation to a large group of students living less than two miles from the campuses when residents of June Lake and Mono City are served daily.

The back end of the shell is directed at our community plan. At our last RPAC meeting, members expressed dismay at the inability to apply their interpretation of the Mono Basin Community Plan at this, or any other, private project. Regardless of the procedural argument, I believe that this project fits squarely within what at least I, as one of many contributors of the Plan, envision for our community. Planning staff demonstrated this in their initial analysis.

A large workforce housing project is exactly what the community needs. Main Street revitalization will only be possible when a viable local workforce becomes available. Our institutions, especially our RPAC, are dominated by limited segments of the community. Too much commercial property is concentrated in a small handful of owners. Retail frontage has been converted into workforce housing and office space. This project will not create additional traffic in Lee Vining nor will it impact the parking shortage. It will add to a more diverse student body and contribute members to the fire department and other local institutions.

Thank you again for your consideration of my comments and thoughtful deliberation of this important, desperately needed project.

Chris I. Lizza

October 13, 2020

Mono County Board of Supervisors
PO Box 715
Bridgeport, CA 93517

Submitted via email

Re: Tioga Inn Specific Plan Amendment #3 (Project) and Final Subsequent Environmental Impact Report (SEIR)

Dear Honorable Supervisors,

Thank you for another chance to comment on the Tioga Inn project, and for continuing to consider it carefully. I still strongly oppose this project.

Between California's ongoing catastrophic wildfire season and the rampant illegal dispersed camping that took place in Lee Vining Canyon this year, upwind of the Tioga Inn project site, it's clear that a(nother) wildfire will threaten this area at some point. Every fire safety precaution should be taken if you approve the project, including an evacuation route to Highway 395. All the Lee Vining Volunteer Fire Department's recommendations should be met fully, and if they cannot be met, the project should not be approved.

Without a safe pedestrian route from the project site to Lee Vining, people will be in danger every time they try to walk between the two locations. People will get hurt and possibly killed, and the Lee Vining Volunteer Fire Department will be further called upon to respond to these incidents. Since SCE and Caltrans are willing to work with the proponent on a pedestrian route, and the route *is* feasible, the project should not be approved without it.

It is not clear that the new Landscape Concept Plan will guarantee that visual impacts to Mono Lake from the project will be reduced. If this project's adverse visual impacts to the most popular visitor attraction in Mono County with world-class views and international renown cannot be mitigated properly, the project should not be approved.

I hope you will spend some time discussing the considerable opposition to this project that your Mono Basin and Mono County constituents have expressed at every public hearing. Public input clearly made a difference in your decisions about the cannabis farm in Coleville, the Tioga Green business in Lee Vining, and the short-term rental in Swall Meadows, to some recent projects. Your decision about the Tioga Inn project will affect this community forever, and I hope you will consider your constituents' views in your decision.

Thank you,

Elin Ljung
Lee Vining, CA 93541

Michael Draper

From: Nancy Lowthorp <nancy@bishoprealestate.com>
Sent: Friday, October 9, 2020 1:22 PM
To: CDD Comments
Subject: Work housing

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There is such a shortage for the workforce in both Inyo and Mono County. Due to the shortage of rentals, rents have increased and its hard for workers to find reasonable housing. I think there is a need for the Tioga Workforce project, which would benefit both Counties. There are quite a few workers living in Bishop that are working in Mammoth, because rents have been lower, but that is changing and if workers can't find reasonable housing there not going to stay here.

Nancy Lowthorp, Sales Executive

DRE #01043487



Nancy Lowthorp Team
Bishop Real Estate Rasmuson & Associates
(O) 760-870-1380
(F) 760-873-4875
nancy@bishoprealestate.com

Docu-Sign Instructions, click here:

<https://www.youtube.com/watch?v=43dOMDEXOIM>

If this email contains information or instructions relating to a wire transfer of money, or requests/provides changes in prior information or instructions, please verify with me on the telephone before acting on such information, instructions or changes.

Never Send Confidential Information to this Email.

Michael Draper

From: Jay Lowy <jlowy93@gmail.com>
Sent: Saturday, October 10, 2020 10:56 AM
To: CDD Comments
Subject: Tioga Inn Project

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Dear Board of Supervisors,

I strongly urge you to follow the well-researched and thoughtful positions of the Mono Lake Committee regarding revisions to the proposal on the Tioga Inn Project. The local environment, the safety of the community, and the overall quality of life in the area can only be preserved if you act on the recommendations of the "Committee".

Thank you for your attention.

Sincerely,
Jay Lowy
Sacramento, California

Michael Draper

From: Wendy Sugimura
Sent: Saturday, October 10, 2020 8:02 AM
To: Sandra Bauer; CDD Comments; Dennis Domaille
Subject: Fwd: LVFD Comments for 10/13/20

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From: Bob Gardner <bgardner@mono.ca.gov>
Sent: Friday, October 9, 2020 10:14:07 PM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: FW: LVFD Comments for 10/13/20

FYI

From: Santiago Escruceria <guadualito@me.com>
Sent: Friday, October 9, 2020 5:48 PM
To: Bob Gardner <bgardner@mono.ca.gov>
Subject: LVFD Comments for 10/13/20

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.

Supervisor Gardner, enclosed is a letter with comments from LVFD for the meeting on 10/13/20
Thank you for your time
Santiago

Lee Vining Fire Protection District
PO Box 264
Lee Vining, California 93541

9 October 2020

Dear Honorable Mono County Supervisors,

We write to you again on behalf of the commissioners and firefighters of the Lee Vining Fire Protection District in response to the recently released "Alternative 7" for the proposed Tioga Inn Specific Plan.

The Fire District has provided comments and been engaged at every stage in this planning process. Our concerns with this large, complex and constantly morphing project have been clearly and repeatedly expressed in writing and oral comment. We have consistently followed a path of not simply pointing out concerns but offering concrete solutions that would address the very real impacts to public safety and our Fire District's own capacity.

Despite this extensive engagement and comment history, the project before you and the process that has led us here, has invested more time in diminishing and dismissing the concerns of our District than demonstrating a commitment to make this project work for all involved.

Once again, the District's standing concerns can be characterized by these four areas:

1. Improving Traffic, Cyclist and Pedestrian Safety - The District feels strongly that clear and enforceable mitigations must be adopted to remove the significant adverse impacts to pedestrian and cyclist safety and to mitigate vehicle hazards at the Hwy 120/395 intersection. The current mitigation measure to protect public safety with a tangible trail connection to town is little more than a wish and a prayer. It lacks any meaningful mechanism to ensure an outcome that will protect

employees and their families walking from the proposed project to town. What good are mitigations if they have no implementation deadline?

2. Offsetting Project-related Financial Impacts on the District – The FSEIR, after repeated requests for disclosure, demonstrated that this project, when complete at build out, would generate approximately \$250/year to the Fire District and a total of \$35,225 in restricted development impact fees. We are starting the process to update our development fees, but the fact remains that this project – which seeks to add 100 new housing units to our small community – will only return to the District \$250/year. The imbalance of the impact to our limited fiscal and human capacity is clear. Our requests for mitigation of this impact have been diminished and dismissed. In fact, the impacts have grown larger throughout this process as the FSEIR now proposes to shift the burden of performing CEQA for requested mitigations – i.e. emergency access to 395 – onto our small District.

3. Mitigating Project-related Capacity Impacts to the District – As we have repeatedly stated, our District has never served a project of this size and complexity. It is also clear that adding 300 new residents to our small community of 170 residents (Despite the confusion in county documents, we do know how many people actually live here because we counted them at the start of the COVID-19 pandemic.) will create a large increase in demand on our small, volunteer District.

4. Fire safety access – The District has repeatedly requested an emergency access route to the west – away from the most likely direction of wildlife – onto the southbound lanes of 395. Given the whole-town evacuations of recent memory, we feel the need to maximize evacuation potential is clear. Plus, given this year’s catastrophic wildfires raging throughout California, the chronic inadequacy of evacuation routes is a very real problem across the state. We don’t want Lee Vining to join that list.

In closing we must note there has been no attempt by the proponent or the County to include the Fire Department in any discussions following the August Board of Supervisors meeting. We firmly believe that approval of this project as presented sets a negative precedent for planning in Mono County and would represent a major setback to the ability of Special Districts to meaningfully engage in future planning process and preserve their level of service and organizational sustainability.

Sincerely,
Santiago M. Escruceria
Chair, Lee Vining Fire Protection District
Santiago M. Escruceria
Guadualito Birding Tours
Cell (707) 328-6371
P.O. Box 224
Lee Vining, CA 93541 USA
quadualito@me.com
www.quadualitobirdingtours.com
Come Bird and Photo with Us!

Michael Draper

From: Ilene <monogreens@aol.com>
Sent: Tuesday, October 13, 2020 12:12 PM
To: CDD Comments
Subject: Tioga Community Housing Specific Plan Amendment #3 & 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.

October 13, 2020

Dear Mono County Board of Supervisors,

I am pleading with the Board to reject this latest iteration of the Tioga Inn Project.

I applaud the Board's patience and attempts to improve the project.

I hope, however, that this process has not worn members down to the point of caving in to a deeply flawed proposal.

"Community Housing"? Really?

Scaled up to be a company town for a corporate hotel/restaurant complex (still not built for nearly thirty years) that is more appropriate for a freeway exit?

Oh, but, forget family housing, because these workers will be "older, more educated, single, ethnically-diverse females?" Really? Are we talking about Lee Vining?

What could possibly be the overriding concerns that would compel the Board to approve a project that:

- would create a day-and-night visual blight at the gateways to Yosemite and Lee Vining,
- destroy acres of native vegetation (still doesn't say how many) in a major earth-moving, topography-changing grading project,
- create yet another major barrier to the diminishing Mono Lake deer herd, and
- magnify already significant traffic and pedestrian hazards caused by the existing project,
- jeopardize the lives of residents and first responders in the increasing likelihood of catastrophic wildfire events.

All to create parking lots and scores of huts boxed in by dubiously vegetated berms?

I ask you to conclude:

Denuding the entire site for all three build-out phases is unacceptable.

Creating a housing project for an imaginary community for an imaginary hotel/restaurant project is unacceptable.

If Mono County had required that the original entitlements be part of the "project" up for reconsideration, then you would not be in this mess today.

Circumstances are so profoundly changed since 1993, with the fires, smoke, forest and Park closures and Covid, that the original hotel and restaurant concepts and plans are completely irrelevant and out of date and don't address the economic, social and climate realities of 2020.

The staff report dismisses the objections made painfully clear by the Kutzedika members of our community, stating "unfortunately, the original development approvals were not reconsidered" for this project.

If the Board is sincerely committed to recognizing and rooting out systemic racism, then begin by honoring and truly addressing the concerns made by our Native American Community.

I ask the Board to please reject this latest proposal. The developer could chose to come forward with a proposal at a later date to provide housing for his existing employee base. The developer could place the majority of the property in a conservation easement. The bottom line is that the Board should not allow any larger housing project to break ground until the hotel/restaurant has approved building department plans by the ultimate developer.

Thank you again,

Ilene Mandelbaum
Lee Vining

Michael Draper

From: Maxine Marcellin <tookiemar@icloud.com>
Sent: Tuesday, October 13, 2020 12:38 PM
To: CDD Comments
Subject: Affordable Housing

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.

Am so excited about the thought of affordable housing in Mono County.

I was fortunate to teach in Mammoth from 1970 thru 2001.

The last few years when I was on the interview committee to hire new teachers, many were unable to find affordable housing which I found unfortunate.

Twenty years later, the situation must be much worse for teachers, laborers, waitresses, and seasonal job employees.

I certainly know this will be advantageous to workers that will be dedicated to the environment, as well as productive to Mono County. I feel this is a win, win situation!

Sincerely, Maxine (Tookie) Marcellin

Sent from my iPad

Michael Draper

From: Dylan Masters <dylanmasters275@gmail.com>
Sent: Saturday, October 10, 2020 10:38 AM
To: CDD Comments
Subject: Support for 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.

Please approve the Tioga Inn Project. I just recently got married and we are expecting a baby. It is hard enough as a single guy to find a room for rent in Mammoth. As a family unit we are finding it very difficult to find a rental before the baby comes in Mono County. We are reluctantly expanding our search to Inyo County. Please approve the Tioga Inn housing project and keep families in Mono County.

Dylan

Michael Draper

From: Natalie Mather <nvmather@hotmail.com>
Sent: Saturday, October 10, 2020 4:56 PM
To: CDD Comments
Subject: Tioga Inn Workforce Housing

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 Whom It May Concern:

After five years and many supervisors meetings I believe it's time to approve this project.
The dire need for affordable has continued and increased as we all know.

Natalie Mather
Mammoth Lakes

Sent from my iPad

Michael Draper

From: Jan McAteer <janmcateer@yahoo.com>
Sent: Monday, October 12, 2020 8:34 AM
To: CDD Comments
Subject: Lee Vining housing project

Follow Up Flag: Follow up
Flag Status: Flagged

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.

I've been a resident of Mono County for over 45 years as an educator, small business owner and have owned several rental properties in the County.

There has been, and still is a very real need for workforce housing within the County. This is vitally important to maintain economic and stability and provide low impact growth for the workforce. I strongly hope you approve the Tioga workforce housing project as I believe it will be an important benefit to Lee Vining and the County's housing shortage, be an additional revenue source and help maintain the Lee Vining schools.

Thank you for your consideration of these comments.

Sincerely,

Richard McAteer

760 914-0497

[Sent from Yahoo Mail for iPad](#)

Michael Draper

From: Caelen McQuilkin <cmcquilkin23@amherst.edu>
Sent: Monday, October 12, 2020 10:23 PM
To: CDD Comments
Subject: Tioga Inn Hearing Comment

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,

Here is the comment I am writing for tomorrow's hearing on the Tioga Inn project proposal.

Hello everyone, thank you for being here today. My name is Caelen McQuilkin. I've written quite a few of these comments by now, so I hope you remember how much I deeply care about my little town and its community and school. I've already talked about that a lot, so today I want to speak specifically about one mitigation that would help preserve some of this community and character that means so much to all of us. Installing a path between the proposed development site and the rest of town should be considered an essential aspect of this project if you choose to approve it.

As someone who grew up and lived my entire life in Lee Vining, I know how important it is that our town is connected and walkable. Without a path, people living on the project site will be inherently separated from the rest of the community, which is not the kind of place anyone wants Lee Vining to become. I think this would prove especially detrimental to kids attending school and trying to get involved with after school activities and hanging out with friends. I don't want to imagine how horrible it would be if someone were to get hurt--or worse--because they had no other choice but to walk the dangerous stretch of highway between the project site and the rest of Lee Vining. Thank you for your time.

Caelen McQuilkin

April 20, 2020

Mono County Board of Supervisors
c/o Clerk of the Board
PO Box 715
Bridgeport, CA 3517



RE: Tioga Inn Specific Plan Amendment – SUPPORT

Dear Mono County Supervisors:

On behalf of Mammoth Community Water District (MCWD), I am submitting this letter to voice the Board of Directors' support for the Tioga Inn Specific Plan (Plan) Amendment. Presently the Town of Mammoth Lakes and the Eastern Sierra are experiencing a tremendous shortfall of workforce housing, with projections pointing to an increase in demand over the coming years.

Maintaining a strong workforce with the limited number of rental housing units in the Town of Mammoth Lakes and associated costs of those units has been challenging for public employers and the business community alike. With these constraints in mind, looking to the neighboring communities of Bishop, Crowley Lake, June Lake, Lee Vining, and Bridgeport for additional workforce housing opportunities will be key to supporting a vibrant Eastside economy in the future.

MCWD employs over 40 year-round staff and has been proactive in addressing the limited workforce housing in Mammoth Lakes and the Eastern Sierra. Due to the lack of available housing in our community, the MCWD Board of Directors created and has cultivated an Employee Housing Assistance Program (EHAP). The MCWD EHAP has several rental housing units in both Mammoth Lakes and Crowley Lake and also assists eligible employees with the purchase of a home or condominium anywhere in Mono or Inyo Counties.

As community leaders, one of the most important actions we can take to address this housing crisis is to encourage and support additional workforce housing projects.

Thank you for the opportunity to comment on the Tioga Inn Specific Plan Amendment (Plan). I am available to answer any questions that you may have concerning MCWD's position on the Plan. I may be reached at (760) 924-1562, or tsmith@mcwd.dst.ca.us

Sincerely,

A handwritten signature in blue ink, appearing to read "T.R. Smith", is written over a light blue horizontal line.

Thomas R. Smith
Board President
Mammoth Community Water District

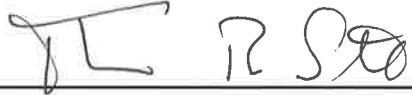
The District is a public utility. These exemptions apply because the project is primarily replacement, focusing on repair and maintenance. The rehabilitated tank will prolong the usefulness of the Clearwell Tank.

Staff recommends that the Board of Directors approve the Notice of Exemption for the Clearwell Water Tank Rehabilitation Project and direct staff to file the attached Notice of Exemption with the CA Office of Planning and Research and the Mono County Clerk-Recorder's office.

APPROVED

BOARD OF DIRECTORS

Date: April 17, 2020

By: President 

Tom Smith, Board President

Michael Draper

From: Wendy Sugimura
Sent: Tuesday, October 13, 2020 8:01 AM
To: CDD Comments
Cc: Sandra Bauer; Dennis Domaille
Subject: FW: Tioga Hotel/Restaurant/Cabins

Wendy Sugimura

Community Development Director
760.924.1814

From: Bob Gardner <bgardner@mono.ca.gov>
Sent: Tuesday, October 13, 2020 5:03 AM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: FW: Tioga Hotel/Restaurant/Cabins

FYI

From: Janice Mendez <giggles4ujm@yahoo.com>
Sent: Monday, October 12, 2020 11:33 PM
To: Bob Gardner <bgardner@mono.ca.gov>
Subject: Tioga Hotel/Restaurant/Cabins

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.

It's absolutely amazing that people from the city cannot see the beauty in the Lee Vining historical trails and what they meant to all the ancestors and township. To destroy these beautiful lands with 100 cabins, trash, hipsters, pollution and anything else you want to add that destroys the environment is horrendous.

My grandpa and grandma, Frank and Betsy Sam, raised my mother at the house on 395. My mother and her siblings would walk the 5 miles to town to shop. There are historical trails that have been there for generations made by the people who lived all around the Farington Ranch area. I even as a child would walk the old path. My mother told me about it when I was little. I know of the artifacts that people left there. Arrowheads, tools made by hand and other important relics. I remember.

Maybe you don't and maybe the people on the board who have a financial interest don't, but I care. I care about the integrity of what the land stands for and what people survived to live there felt.

I can only imagine having 100 cabins clutter the mountainside off the highway endangering the animals that walk there, the water being muddied and contaminated and depleted. The fresh water source to Mono Lake disappearing is unthinkable. How can you and your board allow that. We all know that the water is already a fight with DWP and it feeds into the waterlines to Los Angeles. Now you want to take more. How can you all believe in your heart that this is good for the community. It isn't not by a long shot.

Hipsters are the only ones willing to live seasonally in areas such as ours. They party, do drugs, leave all their trash behind, and cause immense noise pollution. This is unfair to the people that call this their home. I don't want to see this destruction. Making peoples wallet fat isn't in the best interest of Lee Vining and the lands there or the people who have grown up there.

Please, please, deny the construction and let the investors move this project somewhere else but not here.

I love my homeland in Lee Vining and I want to share all that with my children and grandchildren. Don't take that away and turn it into a dump site of trash.

I would like to thank the board and everyone else who holds Lee Vining in high esteem. Save our homeland. Save our water. Embrace our history.

Thank you for taking the time to read my plea.

Respectfully submitted in memory and honor of my grandpa, Frank Sam, my grandma, Betsy Sam and most importantly my mother, Emily Sam Lundy.

Janice Lundy Mendez

and for my children, Emily Mendez, Amber Kasper, Jerrett Mendez and Austin Boykin

and for my grandchildren, Corbett Shoemaker, Soleil Mendez and Deirdre Manley,

David Lundy, my brother and his children, Nioka, Eli, David, Jr. and grandchildren Daxson Cash

And in memory of my sister, Ora Lee Lundy

Michael Draper

From: Constance Millar <millarconnie@gmail.com>
Sent: Tuesday, October 13, 2020 8:58 AM
To: CDD Comments
Subject: Tioga Community Housing Specific Plan Amendment #3 and Subsequent Environmental Impact Report (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.

Please consider my comments as input to the Mono County BOS meeting tomorrow (10/14/20) regarding the Tioga Community Housing Project. I have commented at each of the prior three opportunities in 2020 and at public meetings in years before. My position remains unchanged: I strongly oppose any development at the site. The current focus on mitigating minor issues of the plan (e.g., landscape & view-screening) is like moving deck chairs as the Titanic sinks. The big issue remains prominent, if veiled under a 27-yr-old EIR: the overall project needs to be re-assessed. As I have argued in the past, pivotal environmental (climate change, fire, forest and rangeland health, water) and sociological (rural community, demographics, population, economy, tourism) conditions have changed significantly enough since the 1993 decision that the original EIR decision requires re-assessment. The lack of a statute of limitations for CEQA decisions is weak defense for not re-visiting key issues. If not done locally, I believe this project should be brought before higher legal council for review of its long out-dated elements.

Sincerely,
Connie Millar

millarconnie@gmail.com; 510-292-6236

I am a full-time resident of Mono County (Mono City), have owned property and a home here since 1993, and have been visiting the Mono Basin since 1977.



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
monobasinresearch.org

October 6, 2020

Via email to mdraper@mono.ca.gov

Michael Draper

Mono County Community Development Department
PO Box 347
Mammoth Lakes, CA 93546

Re: Comments on the Description of Alternative 7 and Concept Site Plan and
Landscape Concept Plan

Dear Mr. Draper,

The Mono Lake Committee (MLC) is writing to comment on the Tioga Inn revised “Alt #7 Housing Concept Site Plan” and “Landscape Concept Plan” released to the public on September 29, 2020.

Since the Notice of Preparation phase of the Tioga Inn project in 2016 and continuing through the Draft Subsequent Environmental Impact Report and the Final, MLC has commented on the potential impacts and urged for mitigations that consider the Mono Basin community, Mono County residents, and future visitors to Mono Lake. The scenic grandeur of the Mono Basin is one of the wonders of California and the world, and this project continues to elude the implementation of measurable visual criteria for reducing or eliminating significant, adverse impacts to aesthetics, light, and glare.

While multiple project changes have occurred leading to the latest revised Alt #7 Housing Concept Site Plan and Landscape Concept Plan, the project proposal fails to provide specific, measurable screening criteria for mitigating aesthetic and visual impacts to visitors that frequent high-value recreation sites within the Mono Basin National Forest Scenic Area and the Mono Lake Tufa State Natural Reserve.

The new Landscape Concept Plan, which has been modified from the earlier Screening Tree Plan and is incorrectly identified as Attachment 4 (it appears to be Attachment 2 in Narrative Description), falls short of providing meaningful screening measures. The near absence of native Eastern Sierra tree species appropriate to the elevation and locale, introduces questions regarding the ability of a non-native forest to successfully thrive. Only one identified species, Quaking Aspen, is known to successfully inhabit the Mono Basin at the project elevation

and aspect. While Limber Pine and Ponderosa are native to the Sierra Nevada, only Limber Pine occurs in the Mono Basin, and its occurrence is sparse at elevations above 9,000 feet. Colorado Spruce, Austrian Pine, and White Birch are not native to the Sierra Nevada nor the Mono Basin and these trees will, in a concentrated, urban forest arrangement, offer a significant contrast to the surrounding Mono Basin landscape flora. This concentrated planting of a non-native forest has no historical precedence and will have an unknown impacts on wildlife—from insects to birds to mammals. We urge the plan to specify only tree species native to the Eastern Sierra, as originally identified in the Screening Tree Plan.

Mitigating visual impacts

As MLC has stated in previous comments, visual impact mitigations should provide clearly stated performance criteria to ensure that the mitigation purpose is accomplished. Mitigation Measure 5.12(a,b-2) (Visual Screening & Landscaping) does not define “screening efficacy,” nor are there measurable, objective standards for the “visual analysis expectation.” There is no reference to the “visual analysis expectation” in the Narrative Description or in prior project documents. While the mitigation measure suggests that some goal may be in place to screen project walls, windows, and roofs, that goal is not clearly articulated and the offsite locations from which “screening efficacy” may be judged are not identified.

MLC recommends the following mitigation language to solve these shortcomings in Mitigation Measure 5.12(a,b-2):

None of the housing structures or parking areas shall be visible from public vantage points including (1) the shore of Mono Lake at South Tufa, (2) Navy Beach, (3) from the top of Panum Crater, and (4) US 395 between the junction of Hwy 120 W and Test Station Rd, and (5) the Mono Lake Tufa State Natural Reserve boardwalk at Mono Lake County Park. A housing structure or parking area is “visible” if an individual can see any part of the buildings or parked vehicles or any reflection, glare, or other light from the housing or moving and parked vehicles at any time. County staff shall monitor compliance with this mitigation measure by conducting visual inspections from each of the public vantage points listed above at least four times per year, at least once per quarter. At least one visual inspection per year per public vantage point shall be conducted after dark, at least one shall be conducted in the two hours after dawn, and at least one shall be conducted in the two hours before dusk.

This performance standard provides flexibility for the applicant in terms of how the standard is met (i.e., additional grading/berms, vegetation, etc.) However, meeting the measure’s standards by conducting additional grading may result in fewer environmental impacts, specifically related to fire danger and water usage, than meeting the standards by, for example, planting trees and other vegetative screening.

The vantage points identified are consistent with prior comments and include scenic corridors with visual quality objectives identified in the Mono Basin National Forest Scenic Area Comprehensive Management Plan.

Thank you for the opportunity to comment. We would be happy to answer any questions you might have regarding our comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bartshé Miller". The signature is stylized and written in a cursive-like font.

Bartshé Miller
Eastern Sierra Policy Director

Michael Draper

From: Gary Moffett <moffett.gary@gmail.com>
Sent: Friday, October 9, 2020 2:26 PM
To: CDD Comments
Subject: HOUSING PROJECT IN LEE VINING

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 whom it may concern,

I am writing this letter to stay I Do Not oppose the building of housing in the Lee Vining area. The area of mono county has always struggled with housing for employees of all businesses. There will continue to be a problem until the area builds more housing for the employees. I lived in Mono County for 27 yrs and housing was always a struggle for myself, friends, and other people that I have come across in those years. Please understand that this housing project will benefit the area in more ways then one.

Sincerely
Gary Moffett

Michael Draper

From: Vicki Moffett <vicki@highsierrahotel.com>
Sent: Friday, October 9, 2020 3:57 PM
To: CDD Comments
Subject: Tioga Inn 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.

I know and respect Dennis as a person and a local business owner. I know he would never do anything to harm the environment or the aesthetics of the area. There is a need in the Lee Vining area(Mono County) for additional hot bed lodging. I work in hospitality in Mammoth Lakes and, in previous years, I have had to call around to lodging, outside of Mammoth for availability. Often, with a negative result.

So many plan for new development and expansion without taking into consideration the impacts on the immediate area and the community.

I discussed the plans and voiced my concerns, primarily around the increase of traffic feeding from Hwy120 to Hwy 395. Dennis had thoroughly thought out responses to my concerns. I was, especially, pleased to see that his plan included employee housing. I am not surprised, since he is one of the few business owners, in Mono County, to provide and plan for this.

I appreciate change is a challenge for people. This is well-considered and thoughtfully planned.

I would be glad to listen to the concerns, as well as, lend my support to Dennis' plan for the community.

Please feel free to contact me for further input.

Vicki Moffett
June Lake/Mono County resident
(760)914-1886

Michael Draper

From: ava monson <avamonson@me.com>
Sent: Friday, October 9, 2020 9:13 PM
To: CDD Comments
Subject: Fordable housing and leave Vining

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.

I personally feel that mono county needs low cost housing so badly. It's about time somebody steps up and offers to build some. I don't know why it has taken the supervisors so long. To OK a project so important to The working poor. Please pass this. Thank you for your time. Ava Monson.

Sent from my iPhone

Michael Draper

From: Larry Loehner <loehner.murayama@verizon.net>
Sent: Monday, October 12, 2020 4:38 PM
To: CDD Comments
Subject: Tioga Inn project -- STILL AN ABOMINATION!

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 Decision-makers:

This is such a ridiculous development, we cannot think of any reason *whatsoever* to support it, other than **GREED!**

PLEASE KEEP MONO COUNTY'S UNIQUE NATURAL BEAUTY, AND IRREPLACABLE NATURAL RESOURCES from becoming just another commercial endeavor for a few greedy businesspeople! JUST SAY **NO!!**

Thank you,
grace murayama
loehner.murayama@verizon.net

Michael Draper

From: Devin Nelson <devinn734@gmail.com>
Sent: Friday, October 9, 2020 7:45 AM
To: CDD Comments
Subject: In support of Tioga Inn Workforce Housing

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.

I am in support of Tioga Inn Workforce housing. I was working at Mammoth Hospital but now am moving to Reno since I can not find reasonable priced housing in Mammoth Lakes or Bishop Mono county needs reasonable housing to keep a vibrant workforce in town.

Michael Draper

From: Dick & Pat Noles <dnpnoles@gmail.com>
Sent: Friday, October 9, 2020 6:18 PM
To: CDD 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.

I support Tiogai Inn workforce housing.

Pat noles

Michael Draper

From: Brian Ognisty <bognisty@yahoo.com>
Sent: Tuesday, October 13, 2020 7:15 AM
To: CDD Comments
Subject: Tioga Inn Specific Plan Amendment - In Favor

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.

I am writing to express my support for the Tioga Inn Specific Plan Amendment #3.

As a resident of Mammoth Lakes, it is my understanding that opponents of the project are worried about the potential impact on the view shed of the Mono Basin. I would argue the plan does an adequate job mitigating for that concern, considering its adjacency to the town of Lee Vining and proximity to the airport, pumice mine and sub-station. Further, I feel the developer has proved, with past developments that they, very much, respect the impact on the view shed. Just ask someone traveling on Hwy 395 if they noticed the houses and water tank above the "Mobil Mart."

Secondly, workforce housing. I hope you feel, as I do, that this topic is a major concern for all of California and especially for Mono County. Whether the solution is for local government to use tax revenue for projects, or incentivize individuals to contribute to the problem, the fact remains that we are well short of workforce housing needs. I don't have the perfect solution and I would hope you feel the same. This project is not going to account for 100% of the counties workforce housing demand, but it would account for a diversified approach to tackling the problem.

Although this project is not located in the County's population hub, Mammoth Lakes, it can easily serve the town's needs. I have personally lived on the property and commuted to work for MMSA. It's a shorter commute than from Bishop, even in the winter, and I could see ESTA providing transportation requirements in the future. Not only would it be a benefit to the Town of Mammoth Lakes, it would be a great start to providing workforce housing for the northern parts of the County.

Thank you for your time, and I hope you will consider approving the amendment.

Brian Ognisty

111 Horseshoe Dr

Mammoth Lakes, CA 93546

Michael Draper

From: Kim Ognisty <kognisty@yahoo.com>
Sent: Tuesday, October 13, 2020 7:46 AM
To: CDD Comments
Subject: Tioga Inn Specific Plan & 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 Board of Supervisors,

I am writing in support of the proposed resolution to approve the amendment to the Tioga Inn Specific Plan to accommodate additional workforce housing units.

Additional housing units – both short-term and year-round – would help to solve one of the key obstacles to a sustainable economy in Mono County. Workforce housing is a constant struggle for seasonal and year-round businesses, and any proposal for additional housing opportunities in the county should be encouraged.

The additional buildings proposed in the amendment would have very little impact on the overall rural character of the area or the viewshed. The site is adjacent to Lee Vining and existing commercial areas, including the airport, the gravel/pumice mine, and the electrical substation, all of which are less attractive than one- or two-story buildings that would largely blend into the hillside. Any residual aesthetic impacts could be managed with architectural or light-minimizing mitigation measures described in the FSEIR.

The benefits of expanded economic development, particularly in the most rural parts of the county, are significant. This proposal would contribute to a sustainable economy in Mono County, it is consistent with local land use plans and rules, and its impacts can be sensibly mitigated. I urge the Board to approve the amendment to the Tioga Inn Specific Plan.

Sincerely,

Kim Ognisty

Arlington, Virginia (Mono County property owner)

Michael Draper

From: david oller <doller628@gmail.com>
Sent: Sunday, October 11, 2020 7:45 AM
To: CDD Comments
Subject: Workforce Housing for 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.

This email is in support of workforce housing for Tioga Inn in Lee Vining.
Thank You, David and Laurel Oller

Michael Draper

From: gerryjim <gerryjim@sbcglobal.net>
Sent: Monday, October 12, 2020 6:25 PM
To: CDD Comments
Subject: 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.

I'm totally against this Inn being developed. Why does this developer get to erect an eyesore where no buildings exist? Is this the beginning of more buildings going up in the future? Building shouldn't be allowed in a pristine area as this just so some developers can make \$\$\$\$.

Gerald Orcholski
Pasadena, CA

Michael Draper

From: casey otero <casey_otero@yahoo.com>
Sent: Monday, October 12, 2020 12:18 PM
To: CDD Comments
Subject: Workforce housing in Lee Vining

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 whom it may concern;

As an architectural designer who has lived and worked in Mono County for over 5 years and someone who is an outdoors man and loves the natural environment, the question of new development vs locations remaining in their natural setting has been a concern many times. The other question of affordable housing for people who work and live in this community is another issue and something that is very scarce. I have watched as more and more housing has either been priced so high that much of workforce is required to vacate or condense into units which are not design to facilitate the numbers in which reside there or affordable units are converted into weekend rentals for tourists. If I were loose my housing as property values skyrocket around me, I would not be able to remain in the area.

Habitat for both is a valid concern. If development is done in a sustainable and ecofriendly way where people and natural environment coexist without degradation, pollution or negative impact enforced upon the surrounding areas. Two simple factors should be looked at. would affordable housing benefit the community at large? Can the construction and development be done so without making a significant impact to the environment and a place we all dearly love? I believe that both of these concerns can be achieved.

Thank you,

Casey Otero

Michael Draper

From: janet parks <jparks10765@gmail.com>
Sent: Saturday, October 10, 2020 12:28 PM
To: CDD Comments
Subject: support for 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.

Please approve the Tioga Inn Project for affordable housing located in Mono County. Housing is needed throughout all of CA. Resort areas seem to be particularly hard hit as VBRO continues to take viable rentals off the market. Workers can not live in the town they work and have to commute long distances to find a reasonable place to live. Please approve the Tioga Inn Project

Janet

Michael Draper

From: Peggylmb <peggylmb@aol.com>
Sent: Sunday, October 11, 2020 3:03 PM
To: CDD Comments
Subject: Mono Lake 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.

WHY?? Please ask yourself why.....why does this need to be here? why not somewhere with a lot less impact safety and aesthetic wise? why is money more important that saving one of the most beautiful and wild areas in the eastern corridor? why are we, the public having to write in AGAIN to let you know of our displeasure with this project? Wrong place, at any time, no matter the alterations to any plan.

Michael Draper

From: rigamabat <rigamabat@yahoo.com>
Sent: Friday, October 9, 2020 2:15 PM
To: CDD Comments
Subject: Support

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.

I support the workforce housing for Tioga Inn in Lee Vining, Ca.

Sent from my Samsung Galaxy smartphone.

Michael Draper

From: Chris Rinaldi <crin15798@icloud.com>
Sent: Monday, October 12, 2020 1:46 PM
To: CDD Comments; bartshe@monolake.org
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 Mono County Supervisors,

We are writing you once again regarding the Tioga Inn Project. During the prior reviews, you collectively and correctly identified significant impacts that needed to be addressed by the developer to be considered for approval. From our review of the proposed changes submitted, significant impacts still have not been adequately addressed. To say the least we are very disappointed the project is being put back on the table for approval in it's current form without the adequate changes. I urge you to stick to the principals you laid out in your earlier review and vote to deny this project.

Thank you for allowing us to provide our point of view.

Chris and Lori Rinaldi

79 Tamarack Ln
Virginia Lakes, CA.

Sent from my iPad

Michael Draper

From: Jordan R <rinkerj58@gmail.com>
Sent: Saturday, October 10, 2020 1:44 PM
To: CDD Comments
Subject: Tioga Inn Project Needs to Address Safety
Attachments: PastedGraphic-1.tiff

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 Persons,

As a long time visitor to Mono Lake, Lee Vining and Yosemite I have many occasions to visit the area where the Tioga Inn is to be built/expanded. While the visual impacts of the earlier design have reportedly been improved I believe the safety issues with wildfire evacuation as well as pedestrian safety are critical to address now not later. Our state has been on fire and we need to be prepared at all times to protect ourselves from its effects. And having walked along Highway 395 at times to get to trails or other sites within and near Lee Vining it is wise and appropriate to have a designated trail for pedestrians and bikes to travel between the site and town. In addition to safety it will promote non-vehicle use with less impact of vehicle exhaust on your community.

Thank you for your kind consideration.

Jordan Rinker MD, MPH
Medical Consultant

Clinical Professor of Medicine
Division of Occupational & Environmental Medicine
University of California San Francisco



P.O. Box 0194
Corte Madera, CA 94976-0194

415-924-1990
415-497-3530 cell
rinkerj58@gmail.com

NOTE: New email address. Please change your records.

This message and any attachments are solely for the intended recipient and may contain confidential or privileged information. If the reader of this message is not the intended recipient, you are notified that any disclosure, dissemination, distribution or copying of this communication and any attachments is a violation of the law and prohibited. If you have received this communication in error, please notify me by reply email and immediately and permanently delete this message and any attachments. Thank you!

Michael Draper

From: Brooke Roberts <robertsbandc@gmail.com>
Sent: Friday, October 9, 2020 8:45 AM
To: CDD Comments
Subject: workforce housing project

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such a major attraction we live in! folks from all over come to visit. now the folks that service these tourists need a place to reside near where they work. dont know why it is such a mystery that they must commute from afar to work? now the above named project is certainly a step in the right direction and is out of sight. so why so difficult to make a decision to allow it?? respectfully brooke roberts

Sent from my iPhone

Michael Draper

From: Ron Romanosky <rromanosky@ca.rr.com>
Sent: Saturday, October 10, 2020 6:15 PM
To: CDD Comments
Subject: No Tioga Inn PLEASE!

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.

Lee Vining does not need any more development. All this project will succeed in doing is paving the way for more such development, fast food “restaurants”, strip malls and the ruination of what folks visit for: a somewhat still pristine and relatively-uncrowded eastern Sierra and a getaway from tourist hordes, congestion and subsequent litter. More tourists also mean increased risks of forest fires. That Tioga Inn development company’s only goal is making big bucks off tourists. In a more thoughtful Mono County these opportunists would get the boot.

Most adamantly.
Ron Romanosky
Tustin, CA 92780

Sent from [Mail](#) for Windows 10

Michael Draper

From: Alexis Romero <alexisromero1024@gmail.com>
Sent: Friday, October 9, 2020 11:46 AM
To: CDD Comments
Subject: Approve Tioga Housing 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.

To Mono County Board of Supervisors

I am writing this letter in regards of the Tioga Community Housing. I am in support of the Tioga Community Housing. The reasons why I support the housing are because I been here for 24 years ,my whole life, and I strongly believe this will benefit the Lee Vining Community in many ways.

Providing more housing will not only bring income to the town, but it will also bring people here. I graduated from Lee Vining in 2014, I graduated only with 9 people, I was also the team captain for 3 straight years for football, basketball, and baseball. We were basketball and baseball Champions back to back for 2 straight years. We really struggled building up a team due to not having many kids in our school, but we barely full filled our team with only 2 or 3 subs which was really tough for most of us.

However, now there is not a football team due to not having many kids and the school is struggling to even have a baseball team which is extremely sad because we have always done very well in basketball and baseball.

Moreover, approving the project would highly benefit Lee Vining as a whole, and it will help the young generation to have a smooth transition when they go into college.

Best regards,

Alex Romero

Michael Draper

From: Sergio Romero <sergio890ro@yahoo.com>
Sent: Sunday, October 11, 2020 2:19 PM
To: CDD Comments
Subject: Approve the Tioga Inn Workforce Housing

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.

Mammoth and Mono County have a dire shortage of housing. The only way I can afford to rent in Mono County is to have many room mates and stack our small apartment. Mono County seems to be against the service workers that keep this county running. The Board of Supervisors have the opportunity to help with the shortage of available rentals and they are dithering about inconsequential arguments. Where is the voice for the workers or even the rental community? It seems mostly silent in Mono County. I would like to have the opportunity to find a small rental that I can afford by myself. I have started to look for work elsewhere where the cost of living is not so high. Mono County's Supervisor need to wake up to what is needed to keep Mono County a working County. Please think of the needs of all the residents of the county and approve the Tioga Inn Workforce Housing.

Thank you for your support,

Sergio

To Mono County Board of Supervisors

I Ernesto Romero am in favor of the approval of The Tioga Community Housing project. Having lived in Lee Vining for 26 years I've experienced the great potential that this small community has to offer and I believe that it's time for a change, I firmly believe that the project will be beneficial to the community as it will create more jobs, housing options and as a community we'll be able to accommodate to growing tourism needs.

Best regards

Ernesto Romero.

Michael Draper

From: JAMES ROSEN <james.rosen@comcast.net>
Sent: Tuesday, October 13, 2020 5:53 AM
To: CDD Comments
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 Mono County Board of Supervisors,

The Mono Basin is a treasure. And now it is up to the current generation of leaders to protect it from development that would permanently detract from the unique beauty that brings Californians and people from around the world to Mono County to escape development, to connect with nature. Please continue your commitment to make the proposed Tioga Inn Project the least impactful, safest possible.

Thank you, James Rosen, lover of Mono County and the Eastern Sierra.

website: howtomakeyourselfexercise.com
[facebook](#)

Michael Draper

From: William Runyan <kc6qcr@aol.com>
Sent: Saturday, October 10, 2020 4:12 PM
To: CDD Comments
Subject: 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.

With the proposed Tioga Inn property being located some distance south of Lee Vining, and the prospect of pedestrians trying to access the Mono Lake area across US 395, safety is a clear concern. The level, straight highway south of Lee Vining supports, if not invites, speeding. Motorists probably would not expect foot traffic crossing the highway, and warning signs and even crosswalks would be no solution. There needs to be at least a blinking yellow light. Better would be the kind of traffic signal that exists at trail crossings in other places, with the pedestrian pushing a button to actuate a red light and a green light displayed when no one has pushed the button.

William Runyan KC6QCR@aol.com

Michael Draper

From: sherylmsaari@gmail.com
Sent: Monday, October 12, 2020 6:59 PM
To: CDD Comments
Subject: Workforce housing in Lee Vining

Importance: High

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 Whom It May Concern,

I am a 42 year resident of Mammoth Lakes and have been involved in the community in many ways, including serving on the MUSD Board of Education, Mammoth Lakes Chamber of Commerce, Mammoth Lakes Board of Realtors[®] and the Rotary Club of Mammoth Lakes.

I want to register my enthusiastic support for the Workforce Housing component of the proposed development at the intersection of Hwy. 120 and Hwy. 395.

Workforce housing is desperately needed in the Eastern Sierra and this parcel lends itself particularly well to this type of development.

The tourism industry is embedded into the Eastern Sierra economy and it would be naïve not to recognize the need to provide workforce housing.

Please give your support to this necessary project.

Sheryl Saari

(760)914-0627 mobile/text



Virus-free. www.avast.com

Michael Draper

From: Lynda salcido <lyndatommer@gmail.com>
Sent: Monday, October 12, 2020 9:14 PM
To: CDD Comments
Subject: Workforce Housing, Lee Vining

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 Board of Supervisors,

After reviewing the findings of fact and statement of overriding considerations for the proposed Tioga Community Housing/Tioga Inn Specific Plan Amendment #3 Project, I recommend that the Mono County Board of Supervisors proceed with the approval of this project including the mitigations outlined within this document.

Our region has an immediate and urgent need for workforce housing and I feel that this proposed and permitted project will be an important part of the solution.

I appreciate all of your considerations of this sensitive matter, but it is time to make the decision and proceed.

Thank you,

Lynda Salcido

Lynda Salcido
PO Box 8105
Mammoth Lakes, CA 93546
lyndatommer@gmail.com

Michael Draper

From: Manuel Santillán <manuelhosto@msn.com>
Sent: Friday, October 9, 2020 10:08 AM
To: CDD Comments
Subject: Please Approve Tioga Community Housing

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 Board of Supervisors:

My name is Manuel Santillán Lee Vining resident for decades; I'm writing this letter regarding the Tioga Community Housing, the future of Lee Vining is in your hands, please approve this project to bring Lee Vining back to life, Lee Vining need needs progress, if you denied this project this town is going to die like Body, we don't need another ghost town, we need more business please approve this project.

Michael Draper

From: Leslie Sasuga <la_sasuga@yahoo.com>
Sent: Friday, October 9, 2020 8:22 PM
To: CDD Comments
Subject: Tioga Inn Workforce Housing

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 are in complete support of much-needed housing for low-income workers in Lee Vining, and above the Mobil Mart sounds like an ideal place, where it would blend in with the environment and benefit the local economy.

Al and Leslie Sasuga
Bishop, CA

Michael Draper

From: Heather Schaubmayer <haschaubmayer@gmail.com>
Sent: Sunday, October 11, 2020 8:55 PM
To: CDD Comments
Subject: Tioga Workforce Housing

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 Who this May Concern,

We fully support the building of the Tioga Workforce housing. For too many years our communities have suffered from affordable housing options in Mono County.

Right now our communities tourism has our towns bursting at the seams and no one has enough employees because we don't have housing. We all suffer from not being able to service our community, let alone the almost 2 million visitors.

Thank you,

Heather & Robert Schaubmayer

Michael Draper

From: seminich@gmail.com
Sent: Tuesday, October 13, 2020 5:55 AM
To: CDD Comments
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.

This area is currently suffering from a housing shortage. We need housing. Park service, mountain employees, mothers with children in the area, Lee vining people need housing. Mono city grew out of the need for affordable housing. I am a supervisor in the winter and it becomes increasing busy yet increasingly difficult to find employees because of the housing situation.

This may decrease the environmental impact due to people actually having a place to live and not being forced to live in their vehicles or camp! Although some may choose this life style.

The store and all the businesses close in the winter because it turns into a ghost town in winter but this could keep businesses open year round, create jobs, and Lee vining could grow.

The school as it is may be overwhelmed but maybe we could use the revenue from the taxes of the housing to make the school bigger and also create more teaching jobs and more diversity.

It would impact the night sky. But if you have ever been just north of the city and look towards the town of Lee vining...you can see it!

Change is good and this area is in need of some. I hope you vote yes for the Tioga Inn Project.

Michael Draper

From: Wendy Sugimura
Sent: Tuesday, October 13, 2020 8:02 AM
To: CDD Comments
Cc: Sandra Bauer; Dennis Domaille
Subject: FW: Tioga Inn Project Public Comment

Wendy Sugimura

Community Development Director
760.924.1814

From: Bob Gardner <bgardner@mono.ca.gov>
Sent: Tuesday, October 13, 2020 5:00 AM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: FW: Tioga Inn Project Public Comment

FYI

From: Jocelyn Sheltraw <jocelynscheltraw@gmail.com>
Sent: Monday, October 12, 2020 10:55 PM
To: Bob Gardner <bgardner@mono.ca.gov>
Subject: Tioga Inn Project Public Comment

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Hello Supervisor Gardner,

My name is Jocelyn Sheltraw and I emailed you on August 17th to provide public comment on the Tioga Inn Project.

I will provide public comment tomorrow but would like to provide additional context via email.

I am a quarter Mono Lake Kutzadika and on our tribal council as the Chairman of Cultural Preservation. My grandmother is Audrey Sam and grew up in Lee Vining at the houses off the 395, commonly as the 395 house. The land is very special to our family.

I love Mono Lake and it's vast history to the Kutzadika people. I believe that the land should be kept pristine for future generations and am concerned about the cultural land, resources and trails being destroyed by the project. I am concerned about increases in pollution and landfill and water usage. I am also concerned about the depletion of the Andrew's family well.

Please help us protect the land.

Be well,
Jocelyn Sheltraw

Mono Lake Indian Cultural Preservation Association Chairman

Michael Draper

From: Wendy Sugimura
Sent: Tuesday, August 18, 2020 8:44 AM
To: CDD Comments
Subject: FW: Tioga Inn Project

Wendy Sugimura

Community Development Director
760.924.1814

From: Bob Gardner <bgardner@mono.ca.gov>
Sent: Tuesday, August 18, 2020 8:41 AM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: FW: Tioga Inn Project

FYI

From: Bob Gardner
Sent: Tuesday, August 18, 2020 8:40 AM
To: Jocelyn Sheltraw <jocelynscheltraw@gmail.com>
Subject: RE: Tioga Inn Project

Dear Jocelyn,

Thank you for your comments. I will make sure it gets included in the public comments for the Tioga Inn project.

Bob Gardner
Mono County Supervisor

From: Jocelyn Sheltraw <jocelynscheltraw@gmail.com>
Sent: Monday, August 17, 2020 11:11 PM
To: Bob Gardner <bgardner@mono.ca.gov>
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.

Hello Supervisor Bob Gardner,

I am emailing you today to express my opposition to the Tioga Inn Project.

I believe that the community of Lee Vining should be kept serene and safe, ultimately ensuring that the traditional lands are the least disturbed as possible. I have concerns over increases in pollution, landfill, and water usage. The well depletion for the Andrew's family is concerning as well.

Thank you for your time in considering our request.

Be well,
Jocelyn Sheltraw
Mono Lake Kutzadika Preservation Chairperson

Michael Draper

From: mary shook <mcshook@sbcglobal.net>
Sent: Saturday, October 10, 2020 11:41 PM
To: CDD Comments
Subject: Tioga Inn Impact

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.

I am concerned about the impact this project will have on the serenity and pristine beauty of the Mono Basin. While I recognize the need for some development to aid the economy and tourist industry of the area the scope of the project is too broad and frankly unappealing. Please insist the developer fit the project to the environment and the beauty of the basin.

Michael Draper

From: carrie shudder <carriehudder@outlook.com>
Sent: Friday, October 9, 2020 9:33 AM
To: CDD Comments
Subject: Housing for 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.

I am in support for Tioga Inn housing. I was looking forward to moving to June Lake to work at the ski area for the 2020 winter season. I was unable to secure any housing, instead I am going to work in Park City. I am very excited about Park City and all the national parks to explore around the area. June Lake Ski Area needs to work on more housing for employees.

Carrie

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& WEINBERGER LLP

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WINTER KING
Attorney
King@smwlaw.com

October 12, 2020

Via E-Mail

Board of Supervisors of Mono County
c/o Michael Draper, Community
Development Department
PO Box 347
Mammoth Lakes, CA 93546
E-Mail: mdraper@mono.ca.gov
cddcomments@mono.ca.gov

Re: Tioga Inn Specific Plan Amendment #3

Dear Members of the Mono County Board of Supervisors:

On behalf of the Mono Lake Committee (“MLC”), we have reviewed the materials associated with Alternative 7 for the proposed Tioga Inn Specific Plan Amendment #3 (“Project”). Once again, despite the Board’s concerns and prior direction, the project applicant has returned with a proposal that (1) fails to address the significant safety concerns associated with the Project, including the lack of safe fire evacuation routes and the absence of a pedestrian trail; and (2) introduces a new landscaping plan that is inadequate to reduce aesthetic impacts, and that could result in new environmental impacts that must be addressed. In light of the flaws in the current proposal, we urge the Board to either deny the deny the Project as unsafe, lacking in detail, and unnecessary; or, in the alternative, to approve only phase 1 of the Project, subject to conditions addressing safety concerns described below.

The Project, including the proposed Alternative 7, does not address the substantial safety concerns identified in our previous letters, by the Board itself, and by the Lee Vining Fire Protection District (“LVFPD”) and other commenters.

First, the Project must include a fire evacuation route to Highway 395. As discussed in our prior letters, *see* April 14, 2020 letter at p. 14; August 21, 2019 letter at pp.13-15, without an evacuation route to Highway 395, the Project sends residents and

guests up Lee Vining Canyon into an area of fire danger, and similarly complicates access for emergency crews. An evacuation route to Highway 395, **which CalTrans has indicated may be feasible** (see August 6, 2020, Tioga Inn Staff Report Attachment #6, Attachment D, Emergency Route onto US 395), would address these concerns. As the LVFPD has stated, any evacuation route would need to be fully functional, designed to allow residents, guests, and employees to evacuate the site while simultaneously accommodating access for LVFPD equipment and crews.

Recent events have made clear that the already-substantial risk presented by wildfires is increasing. California is experiencing record-high temperatures: summers are 2.5 degrees warmer than they were several decades ago, and they are likely to get even hotter. See Susanne Rust et al., *How climate change is fueling record-breaking California wildfires, heat and smog*, Los Angeles Times (Sep. 13, 2020), attached hereto as Exhibit 1. These high temperatures remove moisture from plants and soils, increasing fire danger and adding combustible fuel to the landscape. *Id.*; see also Exhibit 2, Anne Mulkern, *Fast-Moving California Wildfires Boosted by Climate Change*, Scientific American (Aug. 24, 2020) (“Hotter temperatures, less dependable precipitation and snowpack that melts sooner lead to drier soil and parched vegetation,” according to UCLA climate scientist Daniel Swain). According to CalFire, fire seasons are “starting earlier and ending later each year,” and the length of fire season “is estimated to have increased by 75 days across the Sierras.” See Exhibit 3, 2020 Incident Archive, CalFire, available at <https://www.fire.ca.gov/incidents/2020/>. In 2020 alone, over four million acres have burned in over 8,000 separate fire incidents; eight people have died; and over 5,000 structures have been damaged or destroyed. *Id.* As of September 13, the year 2020 had already brought six of the 20 largest wildfires in California’s history. See Exhibit 1, Rust et al. The fire season is far from over.

Fire concerns have been prominent in Mono County in recent months, as well. A lightning strike near South Tufa grew unusually quickly overnight into a 4,000-acre fire. See Exhibit 4, Incident Information System, *Beach Fire*, available at <https://inciweb.nwcg.gov/incident/photograph/6987/0/101211>. The communities of Walker and Coleville in north Mono County were physically evacuated due to the Slink fire at the end of August. See Exhibit 5, Amy Alonzo, *Slink Fire now at 14,200 acres, expected to burn well into October, officials say*, Reno Gazette Journal (Sep. 1, 2020). And the Town of Mammoth Lakes prepared for a potential evacuation due to the huge Creek fire. See Exhibit 6, *Creek Fire Information & Updates*, Town of Mammoth Lakes (<https://www.townofmammothlakes.ca.gov/CivicAlerts.aspx?AID=691>).

Given this worsening risk profile, the importance of evacuation routes to safe roadways with adequate capacity cannot be understated. Fires can arrive with little

warning, and the consequences of inadequate evacuation routes can be devastating. According to one early account of the Camp Fire, “[t]he victims apparently were trapped or overtaken by the speeding fire while trying to evacuate during a frantic few hours Thursday night when roads became choked and some residents abandoned gridlocked cars to flee on foot.” See Tony Bizjak et al., *Updated: “We’re not going to die like this: Twenty-nine confirmed fatalities in California’s most destructive fire*, The Sacramento Bee (Nov. 6, 2018), attached hereto as Exhibit 7. California jurisdictions must strive to prevent such a situation from ever occurring again. The Board should not approve this project without an evacuation route to Highway 395.

Second, Alternative 7 still does not require the applicant to create a trail connecting the project site to Lee Vining, nor does it address the pedestrian safety concerns created by the lack of such a trail. In order to ameliorate the pedestrian safety hazard raised in our prior letters and by numerous commenters at previous Board of Supervisors meetings—including by one commenter who delivered testimony from the shoulder of Highway 395 with oncoming traffic rushing by over her shoulder, see Exhibit 8, screen capture of August 6 Board of Supervisors Meeting—this trail must be in place before any Project residences are occupied.

The fact that it may be expensive for the developer to carry out these measures—the safe evacuation route to US 395 and the pedestrian trail—does not make them infeasible. Under CEQA Guidelines section 15364, “feasible” means “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.” By this definition, the safety measures are feasible. Even if the project applicant does not want to pay for them, there is no evidence that their cost would jeopardize the economic viability of the Project.

In addition to Alternative 7’s failure to address safety issues, the Alternative’s new landscaping plan is inadequate to reduce the Project’s aesthetic impacts and could result in new significant environmental impacts that must be addressed.

There is no evidence that the proposed landscaping will reduce aesthetic impacts to less than significant levels. There has been no demonstration of whether or how the proposed trees would provide screening from various viewpoints. And, as described in a letter from the Mono Lake Committee to Michael Draper on October 6, 2020, some of the tree species proposed for inclusion in the landscaping plan are non-native and may not even grow successfully in the Mono Basin. The Mono Lake Committee’s letter is attached to this letter as Exhibit 9 and its contents are incorporated by reference herein.

Further, the mitigation measure proposed in Alternative 7 is inadequate. Mitigation Measure AES 5.12(a,b-2) states that additional planting and monitoring will continue until the “screening goal” has been met. But the “screening goal” is not defined. As a result, the mitigation measure is vague and unenforceable, and its purported performance standards are inadequate. Further, the mitigation measure does not adequately specify how and when a landscaping specialist will monitor tree health and screening efficacy, stating only that such activities will happen during the first five years of growth. More detail is needed to ensure that the monitoring and reporting program for this mitigation measure is sufficient. Finally, if screening is found adequate at year five, monitoring will apparently cease—even though trees might die and screening might fail after five years. Monitoring must be a permanent feature of the project, as significant impacts may emerge after five years. To address these flaws, the Mono Lake Committee has proposed a modified mitigation measure that contains clear and adequate performance standards and monitoring requirements. *See* Exhibit 9, letter dated October 6, 2020. We urge the Board to review and adopt this proposed mitigation measure.

Finally, the landscaping plan included with Alternative 7 would introduce additional environmental impacts that must be studied. For example, the number of new trees and other plantings proposed could significantly increase fire ignition risks, especially given the changing climate conditions discussed above. The County cannot approve the project until these impacts are fully studied.

In conclusion, we recommend that the County deny the Project, including Alternative 7, because it is not safe, has not been described in sufficient detail, and, as discussed in our prior letters, is not necessary to meet current needs in the County or the needs of hypothetical future on-site employees who may never materialize. In addition, for all the reasons we have previously stated, the environmental review for the project remains inadequate, with unmitigated significant impacts and unenforceable mitigation measures. Alternatively, if the County is not inclined to deny the Project, we recommend that the County approve only phase 1 on the condition that the applicant complete the pedestrian trail prior to occupancy. The applicant could propose additional housing in the future in connection with a serious proposal to construct the hotel and a demonstration of need for employee housing.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP



Winter King

Exhibit List:

1. Susanne Rust et al., *How climate change is fueling record-breaking California wildfires, heat and smog*, Los Angeles Times (Sep. 13, 2020)
2. Anne Mulkern, *Fast-Moving California Wildfires Boosted by Climate Change*, Scientific American (Aug. 24, 2020)
3. 2020 Incident Archive, CalFire, available at <https://www.fire.ca.gov/incidents/2020/>
4. Incident Information System, *Beach Fire*, available at <https://inciweb.nwcg.gov/incident/photograph/6987/0/101211>
5. Amy Alonzo, *Slink Fire now at 14,200 acres, expected to burn well into October, officials say*, Reno Gazette Journal (Sep. 1, 2020)
6. *Creek Fire Information & Updates*, Town of Mammoth Lakes (<https://www.townofmammothlakes.ca.gov/CivicAlerts.aspx?AID=691>)
7. Tony Bizjak et al., *Updated: "We're not going to die like this: Twenty-nine confirmed fatalities in California's most destructive fire"*, The Sacramento Bee (Nov. 6, 2018)
8. Screen capture of August 6 Board of Supervisors Meeting
9. Letter from Mono Lake Committee to Michael Draper dated October 6, 2020

1298642.2

EXHIBIT 1

How climate change is fueling record-breaking California wildfires, heat and smog

By Susanne Rust, Tony Barboza

In 2001, a [team of international scientists projected that during the next 100 years](#), the planet's inhabitants would witness higher maximum temperatures, more hot days and heat waves, an increase in the risk of forest fires and "substantially degraded air quality" in large metropolitan areas as a result of climate change.

In just the past month, nearly two decades after the [third United Nations Intergovernmental Panel on Climate Change report](#) was issued, heat records were busted across California, [more than 3 million acres of land burned](#), and in major metropolitan areas, such as [Los Angeles](#) and [San Francisco](#), air pollution has skyrocketed.

"This shouldn't come as a surprise to anyone," said Michael Gerrard, director of the Sabin Center for Climate Change Law at Columbia University. "Maybe we underestimated the magnitude and speed" at which these events would occur, he said, but "we've seen this long freight train barreling down on us for decades, and now the locomotive is on top of us, with no caboose in sight."

In a matter of weeks, [California has experienced six of the 20 largest wildfires in modern history](#) and toppled all-time temperature records from the desert to the coast. Millions are suffering from some of the worst air quality in years due to heat-triggered smog and fire smoke. A sooty plume has blanketed most of the West Coast, blotting out the sun and threatening people's lungs during a deadly pandemic.

California is being pushed to extremes. And the record heat, fires and pollution all have one thing in common: They were made worse by climate change. Their convergence is perhaps the strongest signal yet that the calamity climate scientists have warned of for years isn't far off in the future; it is here today and can no longer be ignored.

"What we've been seeing in California are some of the clearest events where we can say this is climate change — that climate change has clearly made this worse," said Zeke Hausfather, a climate scientist at the Breakthrough Institute, an Oakland-based think tank. "People who have lived in California for 30, 40 years are saying this is unprecedented, it has never been this hot, it has never been this smoky in all the years I've lived here."

Unprecedented, yes. But not unexpected.

Since the 1980s, government and oil industry scientists have been anticipating the events that have transpired across the state this past month.

[As one 1988 internal Shell Oil Co. document noted](#), "by the time the global warming becomes detectable it could be too late to take effective countermeasures to reduce

the effects or even to stabilize the situation.”

“I’m only sorry that in 1989, I could not get an audience for what I wanted to communicate,” said Jim Hansen, a retired NASA researcher and early climate change scientist, of testimony he made to Congress about the issue.

Record temperatures

Each of the extremes Californians are living through right now is fueled, at least in part, by the gradual warming of the planet, which is accelerating as greenhouse gas emissions continue to rise.

California summers are 2.5 degrees warmer than they were in the 1970s and are on track to heat up an additional 4.5 degrees by the end of the century if the world’s current emissions trajectory continues, said Hausfather.

While precise attribution studies on the extreme heat waves in California in recent weeks will take time to complete, he said, they are clear examples of how climate change compounds natural weather variability to increase the likelihood of what once would have been a rare event.

“In a world without climate change, it still would have been a hot August; we still would have had some fires. But it’s clear that climate change has made things notably worse,” he said. “An extreme heat event that would have been 100 degrees is now 102.5 or 103 degrees, and that is actually a pretty big difference in terms of the impacts on people.”

During the mid-August heat wave, Death Valley [soared to 130 degrees](#), one of the hottest temperatures ever recorded on Earth.

Another ferocious heat wave over the Labor Day weekend brought Death Valley-like heat to other areas. Los Angeles County had its hottest temperature on record when [Woodland Hills hit 121 degrees Sept. 6](#). At Cal Poly San Luis Obispo, it reached 120 degrees, the highest reading since record-keeping began in 1869, in an area that is less than 10 miles from the Pacific Ocean.

John Lindsey, a marine meteorologist with Pacific Gas and Electric, said the mercury rose to unprecedented levels in San Luis Obispo due to hot, downslope winds blowing from the northeast. They are known locally as Santa Lucia winds and can increase temperatures by 5.5 degrees for every 1,000 feet they descend.

“It was just rip-roaring hot,” said Lindsey, who has forecast weather along the Central Coast since 1991. “You just don’t expect Death Valley temperatures along coastal California.”

Lindsey, who acknowledges that he was a bit of a climate skeptic in the past, said seeing the increase in seawater temperatures, in particular, over many years “was a real epiphany or wake-up call.”

“By now, there’s no doubt in most people’s minds that the atmosphere is warming and the ocean is warming,” he said. “With the way greenhouse gases are increasing, in my mind, there’s no doubt that we’re causing this. It’s human activity that’s causing this. So I’m concerned about the future. And that’s somebody who’s very

skeptical.”

Global warming has increased the odds of unprecedented heat extremes across [more than 80% of the planet](#) and “has doubled or even, in some areas, tripled the odds of record-setting hot events” in California and the Western U.S., said Stanford University climate scientist Noah Diffenbaugh.

An unprecedented firestorm

When it comes to wildfires, “what we’ve had in California over the last three to four weeks is unprecedented in our historical experience,” Diffenbaugh said.

“This is more extreme than any other year in living memory,” he said, and is consistent with the impact of global warming.

Research by Diffenbaugh and colleagues that was [published last month](#) found that the number of days with extreme wildfire weather in California has more than doubled since the early 1980s, primarily due to warming temperatures drying out vegetation.

“It means that even with no change in the frequency of strong wind events, even with no change in the frequency of lightning, the risk of wildfire and risk of large, rapidly growing wildfires goes up as a result of the effect of that warming,” he said.

And it’s that atmospheric warming that has set the stage for the fires raging throughout the western U.S., said Park Williams, a hydroclimatologist at Columbia University’s Lamont-Doherty Earth Observatory.

“If we think of the atmosphere as a giant sponge that’s always trying to extract water from the landscape, then temperature increases the sponginess,” he said.

As soils become drier, heat waves become more intense. That’s because the energy in the atmosphere is no longer being used in evaporation but is just building up heat. And as heat increases and soils — and, therefore, fuel for fires — dry out, the risk grows, laying the foundation for the type of wild and destructive fires we are now observing.

“That’s why, I think, you keep reading quotes from these firefighters who say they are seeing fire behavior unlike anything they’ve seen before,” he said. “As we go out in the future, in a world with this exponentially growing risk ... we’re going to see fires far different than we’ve seen before.”

He noted that fires are not unusual in California — they are an integral part of the state’s history and landscape. Bad forest management, combined with human behavior — intentional and unintentional starting of fires — have contributed to the problem. But the effect of climate change is real and growing.

“We have seen the rapid warming of California summers really turbocharge the type of conditions that are suitable for rapid growth of wildfires,” Hausfather said. “We see fires growing from essentially nothing to a quarter of a million acres in one day. And that’s because the conditions are ripe, and temperature plays a large role.”

John Abatzoglou, associate professor in the Department of Management of

Complex Systems at UC Merced, agreed.

“What we are seeing play out does indeed have human fingerprints on it, including those from climate change,” he said.

“We can see how warm and dry years catalyze these fires,” he said, adding, however, that for fires to start, “they need to have ignitions. But the heat and dryness have absolutely set the table for widespread fire activity.”

Dreadful air quality

It was no coincidence that ozone pollution levels in downtown Los Angeles [spiked to their highest levels since the mid-1990s](#) on a day in which temperatures reached an all-time high for the county, said Cesunica Ivey, an assistant professor of chemical and environmental engineering at UC Riverside who studies air quality.

The global rise in temperatures observed over decades is also occurring locally, she said, “and these frequently occurring heat waves, this upward trend in basin-wide average temperature, is contributing to ozone exacerbation.”

Southern California regulators have seen decades of progress fighting smog stymied in recent years by hotter weather and stronger, more persistent inversion layers that trap pollution near the ground. Their efforts are being hindered by rising temperatures from climate change, according to air quality experts.

That’s because hotter weather speeds up the photochemical reactions that turn pollutants from vehicle tailpipes and other sources into ozone, the invisible, lung-damaging gas in summer smog. Studies show that ozone levels are [about two parts per billion higher](#) than they would be without global warming.

What precisely is driving changes such as elevated smog levels can be hard to tease out in the middle of an extreme event because so much is happening at once, with multiple hazards piling on top of each other in a vicious feedback loop.

The recent heat spells, for instance, both fueled smog formation and led to power outages. Gov. Gavin Newsom suspended air quality rules on power plants and other polluters to ease strain on the grid, allowing more emissions to sully the air. The COVID-19 pandemic has added an additional layer of complexity at a time when Californians are trying to protect their homes, lungs and bodies from threats that seem to be coming from all sides.

“When you add COVID, extreme heat, wildfires and air pollution all together, they’re all detrimental to public health, and it just makes things worse,” said Yifang Zhu, a professor of environmental health sciences at UCLA Fielding School of Public Health who studies air pollution and its effects. “These stressors are happening at the same time. So the impact is cumulative and maybe even synergistic to each other.”

That cascading effect, in which one extreme compounds another, is a feature of global warming that experts have long warned about.

Ivey, of UC Riverside, said she and other scientists aren’t surprised to see so many

extremes hitting simultaneously, “but to see it playing out is scary.”

“It’s one of those moments where ozone converged with record acres burned and a heat wave,” she said. “If the writing isn’t on the wall, then I don’t know what to tell folks.”

Global warming is also fueling increases in wildfire pollution, a mix of soot particles and gases that can fuel ozone formation and dramatically worsen smog. Those added emissions are only going to get worse as the severity and frequency of fires increases.

“People may not directly connect local air pollution to global climate change, but they are intertwined,” said Zhu. “They are two sides of the same coin.”

What this year’s extreme heat, fire and air quality degradation is showing, said Columbia’s Williams, is that we are, in a sense, blindly stepping off a cliff from a world in which we could somewhat predict what was going to happen, based on decades and centuries of data.

“We’re finding that we’ve lost complete control,” he said. “The baselines we’ve used for decades no longer apply. There really isn’t a normal anymore.”

EXHIBIT 2

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E&ENEWS

CLIMATE

Fast-Moving California Wildfires Boosted by Climate Change

Nearly two dozen large blazes have burnt more than 1 million acres of the state

By Anne C. Mulkern, E&E News on August 24, 2020



Embers blow off a burned tree after the LNU Lightning Complex Fire burned through the area on August 18, 2020 in Napa, California. Credit: Justin Sullivan *Getty Images*

Firefighters battled nearly two dozen wildfires in California yesterday after a week of raging blazes blackened more than 1 million acres across the state.

The fast-moving fires, which are seen by many scientists as a sign of climate change, have killed five people, destroyed more than 1,000 structures and forced thousands to flee. More than 238,000 people either evacuated or were ready to go as more thunderstorms threatened to light new fires yesterday afternoon, according to officials.

Still-active fires are affecting at least 23 counties in Northern California, stretching from Butte to Fresno. Two of the blazes rank among the largest in state history.

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The LNU Lightning Complex Fire, a group of fires centered in Napa and Sonoma counties, has grown into the second-largest blaze ever seen in California. The SCU Lightning Complex Fire, a cluster of blazes in Santa Clara, Alameda and nearby counties, is the third-largest.

Altogether, the fires have burned an area the size of Rhode Island.

"The scope [of the damage] is absolutely astonishing," said Daniel Swain, a climate scientist at UCLA. It's "hard to impress on people just how vast the acreage burned is, especially considering there were no strong offshore winds" to drive the spread.

President Trump on Saturday issued a major disaster declaration to fulfill a request by Gov. Gavin Newsom (D) to bolster the state's emergency resources. Meanwhile, the National Weather Service issued a red flag warning for more thunderstorms and lightning through today.

The racing flames show how climate change is affecting the nation's most populous state, experts said. Hotter temperatures, less dependable precipitation and snowpack that melts sooner lead to drier soil and parched vegetation. Climate change also affects how much moisture is in the air, Swain said.

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"It's actually drying out the air during these extreme heat events," which zaps plants of additional moisture, Swain said. That left much of the state a tinderbox when hundreds of lightning strikes scorched the countryside last week.

"This is really a testament to how dry the vegetation is, in terms of how quickly these fires spread when they were ignited by lightning," he said.

The amount of land burned last week is more than the total burned in all of 2018, and more than double the amount burned in 2017, according to data released by the California Department of Forestry and Fire Protection (Cal Fire).



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The fires on Saturday burned part of the oldest state park in California, Big Basin Redwoods State Park in Santa Cruz County. Flames damaged historic buildings, the campground and "all of the infrastructure," said Christine McMorrow, a spokeswoman with Cal Fire. It wasn't known whether redwood trees were engulfed.

The blazes threaten to outpace the state's ability to respond. Nearly all of Cal Fire's crews are in the field, with some working 72-hour shifts. Oregon, Washington, Nevada, New Mexico, Texas and other states sent firefighters, equipment or both. Officials said more than 13,000 fire personnel were on the scene.

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"We have more people, but it's not enough," Newsom said at a Friday news conference. "We have more air support, but it's not enough."

REPEAT FIRE TRAUMA

Fires erupted beginning Aug. 15 when more than 1,200 lightning strikes hit the baking landscape within 72 hours.

Those came "the exact week that we were experiencing some of the hottest temperatures ever recorded in human history, 130-degree temperatures in the southern part of the state," Newsom said. It was "maybe the hottest modern recorded temperature in the history of the world," he said.

He was referring to the temperature of 130 degrees Fahrenheit on Aug. 16 in Death Valley, a high not reached on Earth in 89 years. The highest temperature ever recorded on the planet is 134 Fahrenheit. It was reached in 1913 in Death Valley. Its accuracy is

disputed by some observers because there was a lack of modern technology (*Climatewire*, Aug. 18).

Altogether, more than 12,000 lightning strikes hit California last week, igniting over 600 fires. Firefighters knocked down smaller ones, but others merged into major "complex" fires.

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The week was filled with horror stories and heroic efforts. Volunteers helped evacuate senior citizens from a Vacaville retirement home in the middle of the night as a fire raced toward the facility. Others helped rescue "dozens and dozens of individuals with intellectual disabilities" in Santa Clara, Newsom said.

Hundreds saw their homes destroyed.

"Tuesday night when I went to bed, I had a beautiful home on a beautiful ranch," Hank Hanson, 81, of Vacaville, told the Associated Press. "By Wednesday night, I have nothing but a bunch of ashes."

State Assemblywoman Cecilia Aguiar-Curry, who represents the Napa wine region, said at a news conference Friday that she has "half a dozen really good friends who don't have a home right now."

The American Red Cross, wary of the coronavirus pandemic, put some survivors in hotel rooms so they could be separated from other evacuees, said Jim Burns, a Red Cross spokesman. Others went to evacuation shelters where protocols were in place to keep people spaced out. The Red Cross was also talking to colleges to see whether dorm rooms were available.

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The fires swept across heavily populated cities that have endured major fires in recent years. Susan Gorin, a Sonoma County supervisor, lost her home in the 2017 Tubbs Fire, a blaze that killed 22 people. She built a new house in the same location; on Friday, she found ashes on her patio from a nearby firestorm.

"It just seems so terrifyingly familiar," Gorin said as she traveled to Lake Tahoe to escape the smoke and mayhem. "This is now the third major fire in four years. We are battle-weary."

CLIMATE CONNECTION SCRUTINIZED

Swain with UCLA and other scientists earlier this year published a study that said climate change has doubled the number of extreme-risk days for California wildfires.

It said temperatures statewide rose 1.8 degrees Fahrenheit since 1980, while precipitation dropped 30%. That doubled the number of autumn days that offer extreme conditions for the ignition of wildfires (*Climatewire*, April 3).

The heat is expected to get worse with time. Climate models estimate that average state temperatures will climb 3 degrees Fahrenheit by 2050 unless the world makes sharp cuts in greenhouse gas emissions, said Michael Wehner, a senior scientist at Lawrence Berkeley National Laboratory.

Even with emissions cuts, average temperatures would rise 2 degrees by midcentury, he said.

Jon Keeley, a senior scientist at the U.S. Geological Survey Western Ecological Research Center, argued that the study from Swain and others failed to show that hotter temperatures are driving wildfires.

"Show us data that shows that level of temperature increase is actually associated with increased fire activity," Keeley said. "They don't show that."

Keeley added, "We ought to be much more concerned with ignition sources than a 1- to 2-degree change in temperature."

A big contributor to large California fires is that the state has focused on extinguishing blazes for about a century rather than allowing for controlled burns, he said. That has caused dead vegetation to accumulate.

Trump has accused California of failing to "sweep" its forests, which he has linked to fires in the state.

Keeley said that "we don't sweep forests here in the U.S., but what we do is prescription burning. ... It's potentially the same thing. It's modifying the fuels prior to a fire."

Swain, the UCLA climate scientist, said global warming is affecting how big fires get and how fast they move.

"What happens when they start burning, what is the character of those fires, and is it changing?" Swain asked. "The answer is yes."

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ABOUT THE AUTHOR(S)

Anne C. Mulkern

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EXHIBIT 3



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2020 Incident Archive

A summary of all 2020 incidents, including those managed by Cal Fire and other partner agencies.



4,040,935 Acres
Estimated Acres Burned



8,320 Incidents
Number of Incidents



8 Fatalities
Confirmed Loss of Life



5,495 Structures
Structures Damaged or Destroyed

2020 Incidents

Name	Start Date	Counties	Acres	Containment
Fields Fire	10/6/2020	Yuba	56	100%
Lambert Fire	10/4/2020	Amador	21	100%
Pony Fire	10/3/2020	Sacramento	20	100%
Copper Fire	9/30/2020	Amador	48	100%
Candy Fire	9/29/2020	Riverside	227	100%
Martindale Fire	9/28/2020	Los Angeles	230	100%
Zogg Fire	9/27/2020	Shasta	56,338	95%
Glass Fire	9/27/2020	Napa and Sonoma	67,484	74%
Wolf Fire	9/22/2020	Mariposa		
Snow Fire	9/17/2020	Riverside		

2020 Fire Season

While wildfires are a natural part of California's landscape, the fire season in California and across the West is starting earlier and ending later each year. Climate change is considered a key driver of this trend. Warmer spring and summer temperatures, reduced snowpack, and earlier spring snowmelt create longer and more intense dry seasons that increase moisture stress on vegetation and make forests more susceptible to severe wildfire. The length of fire season is estimated to have increased by 75 days across the Sierras and seems to correspond with an increase in the extent of forest fires across the state.

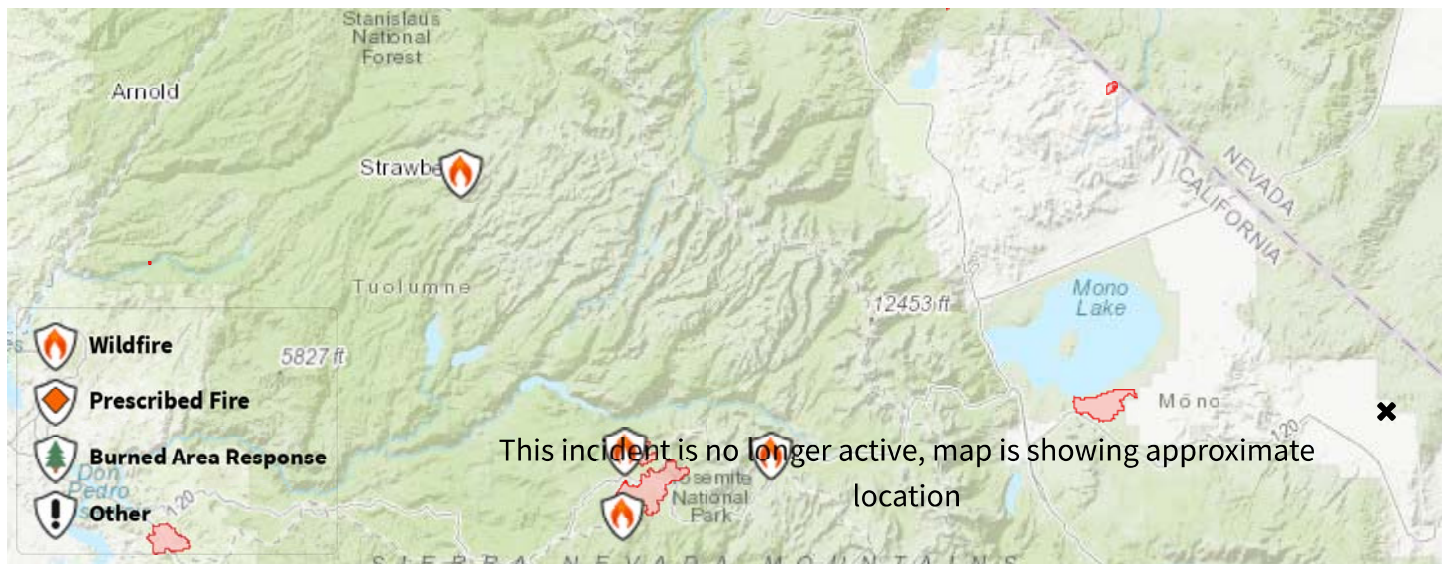
Search our Incident Database

Search by Incident Name, Year, County or Keyword

Annual Fire Season Pages

[ACTIVE](#) | [2020](#) | [2019](#) | [2018](#) | [2017](#) | [2016](#) | [2015](#) | [2014](#) | [2013](#)

EXHIBIT 4



Beach Fire

Unit Information

Inyo National Forest
 U.S. Forest Service
 351 Pacu Lane
 Bishop, CA 93514



Photographs – Beach Fire

Beach Fire 08/17/20

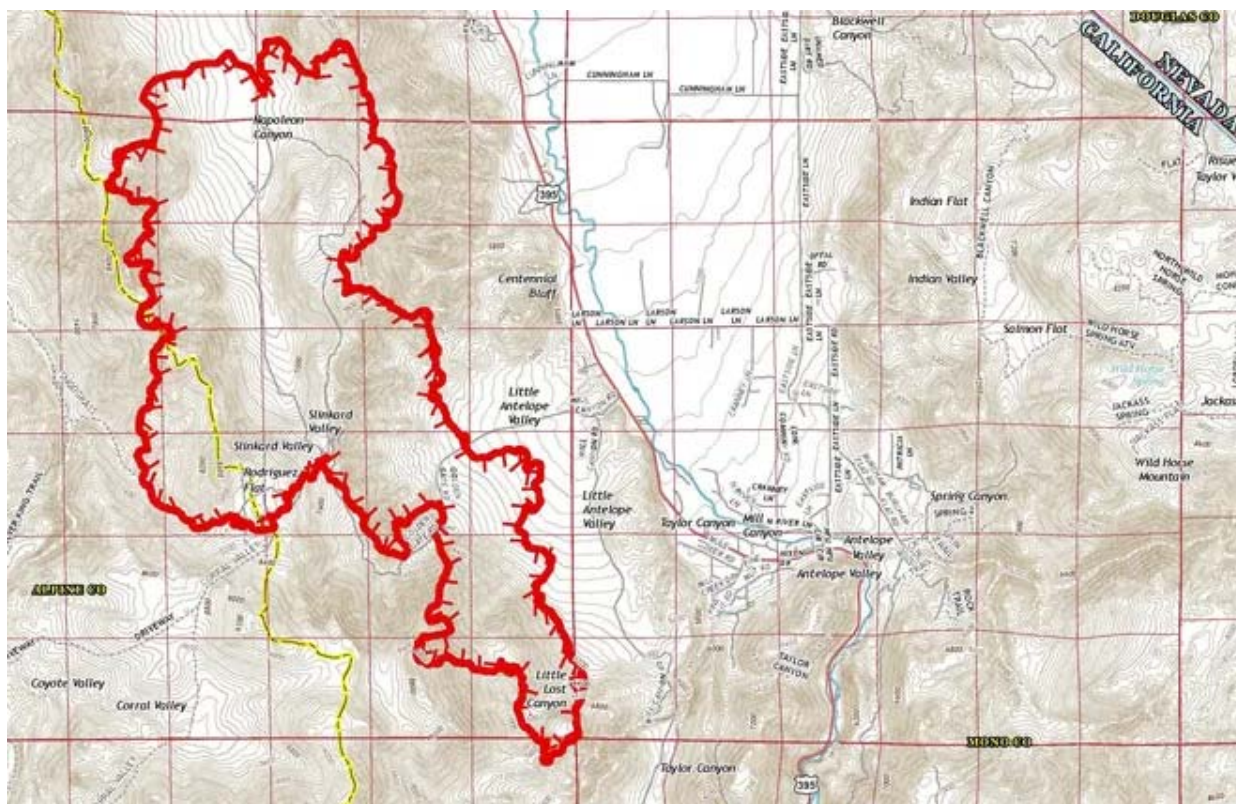
8/17/2020



Image options: [Full Size (http://inciweb.nwcg.gov/photos/CAINF/2020-08-17-1039-Beach-Fire/picts/2020_08_17-21.25.09.280-CDT.jpeg)]

EXHIBIT 5

Slink Fire now at 14,200 acres, expected to burn well into October, officials say



Friday, 8:30 a.m. update:

The Slink Fire grew to more than 14,000 acres by Thursday evening as crews worked to prevent its spread east toward US 395. The west side of the fire remains active.

However, US 395 has reopened, and [evacuation orders have been lifted](#) for the area between Cunningham Lane and the town of Walker.

The Humboldt-Toiyabe National Forest has [closed campgrounds, trails and roads in the area](#), and the Bureau of Land Management [has closed BLM-managed public lands](#) in Antelope Valley, Little Antelope Valley and Slinkard Valley due to fire suppression efforts.

Original story:

The towns of Coleville and Walker remain under evacuation orders as the Slink Fire continues to burn mostly unchecked just south of Topaz Lake.

The fire was reported about 6 p.m. Aug. 29 and has grown to 8,300 acres and is just 5 percent contained, as of Tuesday morning.

It was started by a lightning strike in the Slinkard Valley southwest of Topaz and two miles west of Coleville. The fire is burning pinyon juniper, sage and grass.

At about 3 p.m. Sunday the fire made a “substantial run” toward Walker and Coleville, according to the Humboldt-Toiyabe National Forest.

Evacuation orders are in effect from Cunningham Lane north of Coleville to the town of Walker. Highway 395 is closed from Topaz Lane north of Coleville to Eastside Lane in Walker.



Evacuees can coordinate with the Red Cross at the Topaz Lodge.

The fire is burning on the Humboldt-Toiyabe National Forest, Carson-Iceberg Wilderness, Bureau of Land Management land and private land.

A dry cold front is expected to bring gusty winds and much lower humidity to the area, pushing the fire into steep and inaccessible terrain.

Nevada fire map: [Track current fires burning across state, nearby states in real-time](#)

There are 249 personnel working on the fire. It has an estimated containment date of Oct. 20, according to the Humboldt-Toiyabe National Forest

Despite the fire, Reno's air quality is expected to remain in the healthy range through Labor Day weekend.

According to IQAir, Reno's air quality will remain "good" through Wednesday before creeping up to "moderate." The air quality is expected to remain moderate through Sunday.

Amy Alonzo covers the outdoors, recreation and environment for Nevada and Lake Tahoe. Reach her at aalonzo@gannett.com or (775) 741-8588. [Here's how you can support ongoing coverage and local journalism.](#)

EXHIBIT 6

Town of Mammoth Lakes

CREEK FIRE INFORMATION & RESOURCSES:

- **MONO COUNTY CREEK FIRE WEBSITE FOR LOCAL RESOURCES AND INFORMATION - [CLICK HERE](#)**
- **Mono County [Creek Fire Presentation and Community Conversation](#) at 7:00pm on Tuesday, September 29.**
- The Sierra National Forest hosts Incident Briefings every second day at 7:00pm via Facebook Live: <https://www.facebook.com/SierraNF/>
- [Creek Fire Incident Information](#) (CalFire)
- [Creek Fire Incident Management System](#) (Inciweb)
- Creek Fire updates - Sierra National Forest [Facebook page](#) / [Twitter page](#)
- Mono County Preparedness Portal - [Wildfire/Air Quality Interactive Map](#)
- [Town Website](#) (News Flash section)
- Mono County - [Code Red Alert System](#)
- Air Quality – [Great Basin Unified Pollution Control District](#) / [Air Now](#)
- CalFIRE - [Wildfire Preparedness page](#)

September 13 - 4:00PM

The Quick Facts:

Frank Frievalt, Fire Chief, Mammoth Lakes Fire Protection District

- Presently, the Creek Fire continues to be the closest large fire to Mammoth Lakes. The smoke earlier this morning was more from the Castle Fire on the Sequoia to our south, however, current conditions are largely due to the Creek Fire.
- There is no current or projected evacuation order for the Town of Mammoth Lakes at this time.
- The fires “edge” is roughly 16 miles from Town.
- Two smaller fires in the region have been contained.
- As discussed in the previous press release, there are several decision points for the incident that involve actions in our area. The first was reached the evening of September 11. The action includes some initial structure protection mitigation for the Reds Meadow and Devils Post Pile area that began on September 12 and will take several days to complete. The Mammoth Lakes Fire Protection District continues to work closely with the public and private facilities in that area.
- The Creek Fire Incident Management Team will be releasing other decision points when appropriate and will inform the Town of Mammoth Lakes and Mammoth Lakes Fire Protection District.
- We have tentatively planned a Community Conversation for the Creek Fire (similar to the COVID19 Community Conversations) on Tuesday evening at 7:00 p.m. via Zoom – stay tuned for details on the Town website.
- Please continue to keep aware of the current and forecasted weather, as well as using the primary information sources available for this incident through the links provided. This is the best way for you to access timely and accurate

information. The Town of Mammoth Lakes Public Information Officer is directly involved in the incident public information meetings. The Creek Fire Incident has provided two public information officers here in Mammoth Lakes to assist with information outreach.

- While we will attempt to provide an elevated level of information on social media while the Creek Fire is impacting us, please use the authoritative sources below for the most accurate and up to date information.

September 10 - 7:30PM

Pancho Smith, Inyo National Forest Acting Forest Supervisor

The Inyo National Forest is working closely with the Town of Mammoth Lakes, Mammoth Lakes Fire Protection District, Mammoth Lakes Police Department and Mono County Sheriff's office, and the Creek Fire Incident Management Team (IMT). The team is fully aware that Reds Meadow/ Lakes Basin/ Town of Mammoth Lakes is to the east of the fire. As you know this fire has demonstrated significant growth and we take its potential very seriously. The Inyo National Forest is developing a plan with the IMT if wildfire suppression response is needed. The proactive planning that has already taken place is the establishment of Management Action Points (MAPs) or trigger points between the fire and our community. These points will determine our actions such as notification, need for prepping areas, establishment of contingency fire lines and other actions. These actions will take place long before the fire gets to us. These MAPS are set to give the firefighters plenty of time to begin the efforts they need to slow the fire spread in addition to ensuring the safety of our first responders and firefighters. We are committed to the safety of our communities and neighbors.

EXHIBIT 7

Updated: ‘We’re not going to die like this’: Twenty-nine confirmed fatalities in California’s most destructive fire

By Representative Jonathan Stickland

‘It is never OK to target personal homes or businesses’: Texas state Rep. Jonathan Stickland

State Rep. Jonathan Stickland, a Ron Paul-style libertarian Republican from Bedford, was announced that his bill legalizing permitless carry was “dead.”

Up Next

Ariana Grande reunites NSYNC for Coachella performance

State Rep. Jonathan Stickland, a Ron Paul-style libertarian Republican from Bedford, was announced that his bill legalizing permitless carry was “dead.” By Representative Jonathan Stickland

After a night of chaos and fear, the fast-moving Camp Fire in Butte County settled down Friday as winds calmed.

But the new day brought gruesome discoveries and a grim new record. As of late Friday, officials said nine people had been killed, and more than 6,700 buildings – the vast majority of them homes – had been destroyed in Butte County, making the Camp Fire the most destructive blaze in state history. By Sunday, the tally of dead had risen to twenty-nine with the expectation more victims would be found – leaving it tied with the 1933 Griffith Fire as the state’s most deadly wildfire.

In five days, the fire has reached 111,000 acres. Fire containment is at 25 percent.

Four as yet unidentified fire victims were found burned in the husks of their cars near Edgewood Lane, a narrow dead-end street in Paradise, and a fifth body was found on the ground on Edgewood. Cars windows there were wrapped in law enforcement crime scene tape Friday, with their wheels melted into the asphalt and sagging electrical wires hanging overhead.

All down the one-mile length of Edgewood, former homes and trailers smoldered in ruins.

The victims apparently were trapped or overtaken by the speeding fire while trying to evacuate during a frantic few hours Thursday night when roads became choked and some residents abandoned gridlocked cars to flee on foot.

“The preliminary investigation revealed that the victims were located in vehicles that were overcome by the Camp Fire,” the Butte County Sheriff’s Office said in a statement earlier in the day. “Due to the burn injuries, identification could not be immediately made.”

One resident of the street, who barely escaped, said her family’s car and those of neighbors’ were jammed “like sitting ducks” as the fire bore down through the black night.

Savannah Rauscher said she got a reverse 911 call ordering her to evacuate her Edgewood Lane home at 8:30 a.m. Outside, embers and dust were already flying.

“We saw a wall of fire,” she said. “Trees were glowing 50 yards away and it was probably moving like 10 yards every couple minutes. ... It was moving so quickly and there’s cars as far as I can see. I had no idea it could be that fast.”

Feeling the heat from the flames, Rauscher’s husband pulled out of the line of cars, cutting into what would have been the oncoming traffic lane. “I thought, ‘We’re going to die,’ and my husband said, ‘No, we’re not going to die like this.’”

She rolled the window down, waving and yelling, prompting other cars to follow suit. “When we got to Pearson (Road), nobody had any clue, it’s right there, it’s coming like a freight train.”

On Friday, she checked satellite images of the neighborhood and saw “a ball of fire” where their house once was.

Camp Fire in Butte County

Red circles on this live-updating map are actively burning areas, as detected by satellite. Orange circles have burned in the past 12 to 24 hours, and yellow circles have burned within the past 48 hours. Yellow areas represent the fire perimeter.

Source: National Interagency Fire Center

Four more deaths were confirmed in Paradise on Friday evening by the Butte County Sheriff's Office. Three were found on the ground outside of residences, and one was found in a residence. The department said it had no further details about those fatalities. Three firefighters were reported injured as well, and first responders were searching for more victims.

Butte County Sheriff Kory Honea said he would have to report more. “I fear it will be my duty to continue to update these figures,” he said.

An estimated 80 percent of the town of Paradise was gone, wiped out by flames in one night, the town mayor said.

Fire officials have not disclosed a cause. However, PG&E submitted a report Thursday to the California Public Utilities Commission about an outage at a 115-kilovolt line on Pulga Road in Butte County at 6:15 a.m. that day, and noted that the site was near the Camp Fire.

In a public statement, PG&E wrote: “The cause of the Camp Fire has not yet been determined. PG&E has provided an initial electric incident report to the (PUC). The information provided in this report is preliminary and PG&E will fully cooperate with any investigations.”

The fire, which began about 6:30 a.m. Thursday, cut a large swath through the center of Paradise and nearby Magalia Thursday night and early Friday before making a brief run toward Chico.

The unofficial initial count of 6,713 destroyed structures vaulted the blaze to first on the state's list of most destructive fires. Of those, 6,453 were homes. That tops the Tubbs Fire that burned more than 5,600 buildings in Sonoma, Napa and Lake counties in 2017, including in the city of Santa Rosa.

Paradise Mayor Jody Jones estimated “80 to 90 percent of the homes are gone.” She said most of the businesses on the town's commercial corridors were also destroyed. Two of the three grocery stores burned to the ground.

Asked if she expected the death toll to rise, Jones said, “I think we have to be prepared for that. There were people who refused to leave.”

The six reported deaths puts the Camp Fire among the 20 deadliest fires in California modern history, according to Cal Fire. The worst was the Griffith Fire in Los Angeles in 1933, when 29 died.

After quadrupling in size to 70,000 acres on Friday morning, the fire jumped another 20,000 acres during the day and remains largely uncontrolled.

The blaze continued to burn in the Jarbo Gap area Friday. Caltrans shut down Highway 99 south of Chico and north of the junction with Highway 149. But Cal Fire officials said dwindling winds slowed the fire's movement and allowed firefighters a chance to establish fire lines and make assaults.

“Firefighters are taking advantage of the break in the wind to aggressively go after the fire,” Cal Fire spokeswoman Cheryl Buliavac said.

Wind speeds are expected to remain low through Saturday evening, but National Weather Service officials say they could kick up again Saturday night and continue through Monday, with gusts up to 30 miles per hour, prompting the agency to issue a fire weather watch.

While Friday was largely calm, residents of Paradise described Thursday evening as something akin to hell on earth. Mark Ghilarducci, California Office of Emergency Services director, on scene Friday, expressed awe at the devastation.

“The magnitude of the destruction we're seeing is really unbelievable and heartbreaking,” Ghilarducci

said.

The fire torched homes and businesses and burned down the Paradise welcome sign. The Butte College police chief's home was among those destroyed. In the nearby hamlet of Magalia, where residents were rousted an evacuated after midnight, little was left Friday but a heavy haze of smoke.

Honea addressed the difficulty in evacuating Magalia, saying at points deputies were going door to door telling people to evacuate.

"There were also times where we didn't have time to do that," he said.

Evacuation orders were issued through reverse 911, but some people on social media have reported not getting any warning as flames from the Camp Fire roared toward their homes.

Lorrie Ballard, whose in-laws live in Magalia, said they didn't know they had to evacuate until they saw a red glow behind their house and the fire inching closer Thursday morning.

Steve and Annette Sawyer, 80, said they got a call warning of the possibility of evacuation but were never told to leave.

As the flames approached, the couple got in their car and turned south on Skyway, heading unknowingly toward the fire. When they ran into the flames two blocks from their house, they turned around and headed north, picking up a man and his dog whose car was low on gas, Ballard said. The couple used a logging road to get out of the area.

Active firefighting in Magalia was ongoing Friday and would be the focus going into Saturday, said Josh Bischof, operations branch director for CalFire.

From Edgewood Lane, Alphonse Sperske was another of the lucky residents to escape at the last minute.

His daughter, Ann Sperske, a Martinez resident, said her father lived at a senior community mobile home park near the only entrance and exit to Edgewood Lane, off of Pearson Road.

By the time he left his house by car, the house across the street was already on fire.

"There was no other way out, there's no back road," Sperske said. "He barely made it out." she said.

At the Oroville evacuation center on Friday, Gaynell McPhearson, 79, there with his wife Carol and two dogs, said he wasn't sure about the fate of the house he had built on a ridge to watch the sun rise and set.

"The structure that I built may not be there, but my home is still there," he said. "My home is still there."

This story was updated Nov. 12 at 7 a.m. to reflect new fatalities and the size of the fire.





1 of 3

Charred vehicles sit on Pearson Road in Paradise, where at least 48 people were killed by the Camp Fire. Hector Amezcua hamezcua@sacbee.com

EXHIBIT 8



EXHIBIT 9



MONO LAKE COMMITTEE

P.O. Box 29
Hwy 395 and Third Street
Lee Vining, CA 93541

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Fax (760) 647-6377

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On the Internet

monolake.org
monobasinresearch.org

October 6, 2020

Via email to mdraper@mono.ca.gov

Michael Draper

Mono County Community Development Department
PO Box 347
Mammoth Lakes, CA 93546

Re: Comments on the Description of Alternative 7 and Concept Site Plan and
Landscape Concept Plan

Dear Mr. Draper,

The Mono Lake Committee (MLC) is writing to comment on the Tioga Inn revised “Alt #7 Housing Concept Site Plan” and “Landscape Concept Plan” released to the public on September 29, 2020.

Since the Notice of Preparation phase of the Tioga Inn project in 2016 and continuing through the Draft Subsequent Environmental Impact Report and the Final, MLC has commented on the potential impacts and urged for mitigations that consider the Mono Basin community, Mono County residents, and future visitors to Mono Lake. The scenic grandeur of the Mono Basin is one of the wonders of California and the world, and this project continues to elude the implementation of measurable visual criteria for reducing or eliminating significant, adverse impacts to aesthetics, light, and glare.

While multiple project changes have occurred leading to the latest revised Alt #7 Housing Concept Site Plan and Landscape Concept Plan, the project proposal fails to provide specific, measurable screening criteria for mitigating aesthetic and visual impacts to visitors that frequent high-value recreation sites within the Mono Basin National Forest Scenic Area and the Mono Lake Tufa State Natural Reserve.

The new Landscape Concept Plan, which has been modified from the earlier Screening Tree Plan and is incorrectly identified as Attachment 4 (it appears to be Attachment 2 in Narrative Description), falls short of providing meaningful screening measures. The near absence of native Eastern Sierra tree species appropriate to the elevation and locale, introduces questions regarding the ability of a non-native forest to successfully thrive. Only one identified species, Quaking Aspen, is known to successfully inhabit the Mono Basin at the project elevation

and aspect. While Limber Pine and Ponderosa are native to the Sierra Nevada, only Limber Pine occurs in the Mono Basin, and its occurrence is sparse at elevations above 9,000 feet. Colorado Spruce, Austrian Pine, and White Birch are not native to the Sierra Nevada nor the Mono Basin and these trees will, in a concentrated, urban forest arrangement, offer a significant contrast to the surrounding Mono Basin landscape flora. This concentrated planting of a non-native forest has no historical precedence and will have an unknown impacts on wildlife—from insects to birds to mammals. We urge the plan to specify only tree species native to the Eastern Sierra, as originally identified in the Screening Tree Plan.

Mitigating visual impacts

As MLC has stated in previous comments, visual impact mitigations should provide clearly stated performance criteria to ensure that the mitigation purpose is accomplished. Mitigation Measure 5.12(a,b-2) (Visual Screening & Landscaping) does not define “screening efficacy,” nor are there measurable, objective standards for the “visual analysis expectation.” There is no reference to the “visual analysis expectation” in the Narrative Description or in prior project documents. While the mitigation measure suggests that some goal may be in place to screen project walls, windows, and roofs, that goal is not clearly articulated and the offsite locations from which “screening efficacy” may be judged are not identified.

MLC recommends the following mitigation language to solve these shortcomings in Mitigation Measure 5.12(a,b-2):

None of the housing structures or parking areas shall be visible from public vantage points including (1) the shore of Mono Lake at South Tufa, (2) Navy Beach, (3) from the top of Panum Crater, and (4) US 395 between the junction of Hwy 120 W and Test Station Rd, and (5) the Mono Lake Tufa State Natural Reserve boardwalk at Mono Lake County Park. A housing structure or parking area is “visible” if an individual can see any part of the buildings or parked vehicles or any reflection, glare, or other light from the housing or moving and parked vehicles at any time. County staff shall monitor compliance with this mitigation measure by conducting visual inspections from each of the public vantage points listed above at least four times per year, at least once per quarter. At least one visual inspection per year per public vantage point shall be conducted after dark, at least one shall be conducted in the two hours after dawn, and at least one shall be conducted in the two hours before dusk.

This performance standard provides flexibility for the applicant in terms of how the standard is met (i.e., additional grading/berms, vegetation, etc.) However, meeting the measure’s standards by conducting additional grading may result in fewer environmental impacts, specifically related to fire danger and water usage, than meeting the standards by, for example, planting trees and other vegetative screening.

The vantage points identified are consistent with prior comments and include scenic corridors with visual quality objectives identified in the Mono Basin National Forest Scenic Area Comprehensive Management Plan.

Thank you for the opportunity to comment. We would be happy to answer any questions you might have regarding our comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bartshé Miller". The signature is stylized and written in a cursive-like font.

Bartshé Miller
Eastern Sierra Policy Director

Michael Draper

From: Sierra <contactsierra@gmail.com>
Sent: Monday, October 12, 2020 6:36 PM
To: CDD Comments
Subject: Support for Workforce Housing at 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.

Hi
I'm writing in support for workforce housing for Tioga Inn in Lee Vining.

Thank you, Sierra

Sent from my iPhone



Eastern Sierra Propane

104 Sunland Res. Road, Bishop, CA 93514

(760) 872-2955

To whom it may concern,

My name is Tom Sigler the owner of Eastern Sierra Propane, a small business serving customers from Lone Pine in the South to Mono City in the North. I have lived in Bishop the majority of my life and started working for a large propane company after leaving the military. I eventually worked my way up into management managing an office in Mammoth Lakes. It wasn't until then that I realized the difficulty of staffing a business in the High Sierras. It was difficult to find qualified personnel to staff your business in Mammoth Lakes, which also serviced June Lake and Lee Vining and since that time, with the high cost and availability of housing, the problem has gotten worse. Which brings me to my point. It is my opinion that The Tioga Inn project when completed would be a tremendous boost to the economy in the High Sierras. I understand the plan is to install a large propane tank some distance from the highway to service the needs of the project. Having extra propane storage in the area is a positive step in keeping propane prices in check and having it available in the event of an emergency.

Respectfully,
Tom Sigler

Michael Draper

From: Raymond F. Skryja <rbskryja@sonic.net>
Sent: Monday, October 12, 2020 10:52 PM
To: CDD Comments
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.

To Whom It May Concern,

While a number of improvements to the plan have been made, the issues of pedestrian safety, fire mitigation design, and International Dark Sky Association lighting standards need further revision.

Persons will need a safe route to walk or bike from the Inn to the services in Lee Vining. The current plan is deficient especially with respect to safety.

The design of the Inn structures to minimize fire danger, and the need for sufficient equipment and staffing of fire services with proper access should be reconsidered.

Lighting should conform to International Dark Sky Association recommendations in order to minimize the biological, educational, and overall natural negative impact of additional illumination in the area.

Thank You

Raymond F. Skryja

Michael Draper

From: Shelly Smith <shellyjs@gmail.com>
Sent: Monday, October 12, 2020 11:16 PM
To: CDD Comments
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.

Hello Mono County Board of Supervisors,

I am unable to attend the Board of Supervisors meeting tomorrow, October 13th, so I would like to share my comments ahead of the meeting. I appreciate that the developer has addressed some of the issues surrounding the impact of the Tioga Inn project on the surrounding scenery and beauty of the Mono basin, but I am fearful that the safety of pedestrians and visitors has not been properly addressed or remedied. This Project will impact the safety of human life and pedestrian's safety is at stake. It is also concerning that this Project will bring about increased potential for fire danger and the developers have not addressed some fire safety issues that have been brought to light for both Mono County and Lee Vining. I would encourage you to reconsider the developers plan and reject the current revision to the Alternate 7 - Hybrid Plan for the development of the Tioga Inn Project. It is very important to me to protect the pristine area of Mono Lake and the Mono Valley Basin and I truly am against commercial development in this area.

Thank you for your consideration,
Shelly Smith

Michael Draper

From: Brendan Steinman <uglyfly@gmail.com>
Sent: Sunday, October 11, 2020 3:38 PM
To: CDD Comments
Subject: Support for Tioga Gas Mart housing Project

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To Whom it may concern:

I am writing this letter in support of the Tioga Gas Mart Workforce Housing Project. My name is Brendan Steinman and I am a long time resident of Lee Vining and Mono County. During my more than 12+ years in Lee Vining and Mono County I have seen the housing shortage become worse as the number of visitors to the region has increased. There has been many efforts to increase tourism and funding by the MonoLake Committee with no regard to the local services and increased traffic as a result of their fund raising and tourism efforts. It is in my opinion that Lee Vining needs more housing to support the ever increasing popularity of the region and you are the only thing stopping the progression of more housing to support the needs for a growing service industry.

Best Regards
Brendan Steinman
661-310-5673

Michael Draper

From: Wendy Sugimura
Sent: Tuesday, August 11, 2020 5:24 PM
To: CDD Comments
Subject: FW: LV info for you

Follow Up Flag: Follow up
Flag Status: Flagged

From: Fred Stump <fstump@mono.ca.gov>
Sent: Saturday, August 8, 2020 12:35 PM
To: David Strelneck <strelneck@yahoo.com>
Subject: Re: LV info for you

David,

Thank you for your email. I announced at the last Public Hearing that I get "unstable internet connection" messages on my screen. When that happens I turn off the video feed from me so that the audio stays up and I can continue to listen. I should have announced that again last Thursday. If you watched the entire meeting then you may have noticed that I fell out of the meeting entirely and had to log back in. I also have some health issues that cause me to close the video occasionally. Thank you for the reminder that all watching may not be aware of why my screen goes dark.

Staff on Thursday referenced six comment letters as part of the 1993 approval. I have asked for copies of those. So far there has been no record found of the meeting you reference although I do not doubt that it occurred. I am aware that Mr. Domaile has not always ingratiated himself to the community. County Supervisors are in essence judges in Tioga Inn type proceedings which requires me to evaluate and decide based on materials presented as part of the record specific to the project. This requirement is in State law. Although I find it unfortunate that offences occurred in the past due to verbiage used, those occurrences, while providing a view into communication barriers between people, are not factors that my legal obligation allows me to consider. I say this as a former Lee Vining resident who knew both your parents and their high behavioral and moral standards. Mr. Domaille, for his part, has behaved appropriately during the two public hearings of the Board of Supervisors, the Planning Commission Hearing, and the Public Meeting held at the Lee Vining Community Center last March. I attended that meeting. It was one of the last in person meetings prior to Covid.

I have not conversed with Mr. Domaille about this project. The last conversation I had with him was several years ago and concerned why his property was not an anchor point included as part of the Digital 395 grant funded project. I played a role with the CPUC in obtaining additional funding to secure completion of that project.

I appreciate your offer to facilitate conversations. I would be nice if folks in the same zoom, due to Covid, room could say I am sorry for any past harm I may have caused you and set the past aside. It would require the willingness of all to set aside some of their egos in order to forgive, listen, and potentially compromise.

That is an activity I can suggest and support but not one I can facilitate or require, especially in my decision making role.

Best,
Fred Stump

From: David Strelneck <strelneck@yahoo.com>
Sent: Friday, August 7, 2020 12:56 PM
To: Fred Stump <fstump@mono.ca.gov>
Subject: LV info for you

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. Stump, following up on yesterday's Tioga Inn meeting:

Thank you so much for the hard work on this. It is incredibly frustrating.

Because your camera turned off during public comment just before I responded to inquiry you had raised earlier in the meeting, I wanted to reiterate in case it can be useful. If not then just ignore:

Briefly, in response to your inquiry earlier in the meeting about any public input or controversy in the original project development in the 1990s: there was at least one public meeting in Lee Vining in 1993, held in the community church, attended by the PUD officers and the fire chief. In that meeting, Dennis Domaille said that he was going to bankrupt this f**** little town. I know that one reason for some of today's community pushback and distrust on any promises the project offers is his attack on the community back then, plus his use of profane language in the church which offended some people (including my mother), and the fact that in 26 years this tension with him has not been resolved. There must be records of that meeting and the community concerns of the time somewhere. Primary witnesses to that conversation can certainly be reached if useful, including the PUD officers and fire chief at that time.

Aside, please tell me if I can do anything else to provide information or facilitate conversations to help resolve the current lousy situation. Best wishes,

David Strelneck
(760) 920-6123

Michael Draper

From: Craig Tapley <ct@design-dimension.net>
Sent: Monday, October 12, 2020 12:08 PM
To: Dennis Domaille
Cc: CDD Comments
Subject: Low Income Housing

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 whom it may concern;

I have been an Architectural consultant in the Mono county region for over 30 years design all types of structures from Homes, Restaurant, Commercial and Industrial businesses etc. In the past 16 years I have had the opportunity to work on several remodels additions and Housing facilities at Mr. Domailles property. I understand he has been trying to get his specific plan rewritten to allow for uses that should naturally be granted for a property of this use and zoning. Apparently, the sticking point on the review is that members of the public are speaking out against the opportunity that the County has to allow for Work Force or low income housing. It is essential that this project be allowed to build "Work Force" housing that would benefit all the local communities from Mono Lake to June Lake and beyond. How is it possible that due to the Powers of the Mono Lake Committee who has access to huge numbers of members to have opposition to this request be allowed the weight in opposition?

Do these opposing voices really know the extent of the Housing/rental crisis that is a chronic problem in our area?
Do these opposing voices offer any sort of solution to the housing crisis to assist either the person looking for housing or the business owner who cannot house employees?

While comparing a recent project in June Lake (Single Family Residence) that I had just attained permit fee's on. The Mono County Economic Development Dept. has a New Line item pertaining to low income housing. So the case is set that anyone who wants to build a Home over 2,000 square feet has to pay a mitigation fee of \$15,000.00 or more that is supposedly ear marked for low income housing. This is going to be hard to sell to the person who has held property for the last 30 years and is now ready to build but has to plan for fee's that are due because no other portion of the economy stream has considered this major problem.

Here and now we have a viable opportunity to allow for an essential need in our communities but hasn't been approved over multiple years because of a certain portion of the community who has no other interest than to oppose. Please know that there may not be too many of these proposals coming to your venue for approval. I would suggest that you truly consider the benefits that this project offer's to the local communities and provide Housing for a lot more individuals than just employees at Mr. Domailles Mobil Gas Mart or future Hotel. We strongly urge those who are voted into the Planning commission seats allow the to proceed in light of the Public Benefit to housing either Work Force or Low income.

Thank you for your consideration.

**CRAIG TAPLEY, PRINCIPAL/ AIA ASSOC.
DESIGN DIMENSION ASSOC.
P.O. Box 7193
MAMMOTH LAKES, CA. 93546
760.934.4348**

Michael Draper

From: jason@tiogagreen.com
Sent: Sunday, October 11, 2020 5:13 PM
To: CDD Comments
Subject: Tioga Inn Specific Plan Amendment

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 Board of Supervisors,

My name is Jason Tausig and I manage Tioga Green dispensary in Lee Vining. I am hoping to express to you my support and the importance of the Tioga Inn Specific Plan Amendment. I strongly believe in the Mono County community and the quality of life available to its residents. There is one issue that is widely known, and that is the availability of housing for local workers and employees. We don't have a true homeless population, but there are a large amount of people forced to live out of their vehicles and in less than satisfactory conditions with multiple roommates. These conditions are made even more difficult during the winter.

For me personally this was a harsh fact this last season. I lived in Mammoth which was the closest place I could locate housing for my job. I had a 30 minute commute to work almost everyday from Lee Vining to Mammoth, and that commute was often done in snowstorms and during the night because I work the closing shift. I have had several close calls with white out conditions driving home and as many know, there is little to no cellular service on the roads.

The Tioga Inn Specific Plan Amendment would help support the local community and my hope is that the Board will agree.

Much obliged for your time and consideration,
Jason Tausig

Michael Draper

From: Queenie Barnard
Sent: Tuesday, October 13, 2020 8:03 AM
To: CDD Comments; Wendy Sugimura; Michael Draper
Subject: FW: Comments on the Tioga Pass Project

Follow Up Flag: Follow up
Flag Status: Flagged

Please see below. Thanks!

Queenie Barnard
Senior Deputy Clerk – Elections Assistant
P.O. Box 237
Bridgeport, CA 93517
(760) 932-5534 (office)
(760) 932-5531 (fax)
qbarnard@mono.ca.gov



From: Sherryl Taylor <sherrylmtaylor@gmail.com>
Sent: Monday, October 12, 2020 11:57 AM
To: BOS <BOS@mono.ca.gov>
Subject: Comments on the Tioga Pass Project

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Dear Mono County Supervisors:

With an increasing threat of wildfires due to climate change in the Eastern Sierra, it seems reckless to me to approve a development plan that does not include a strong fire safety plan. The Tioga Inn Project does not include sufficient escape routes should a fire come east down Lee Vining Canyon as it has in the past. Evacuation of the proposed resident population and guests, and control of a wildfire sweeping through the proposed development is beyond the capacity of the Lee Vining Fire Department. The developer has not worked well with the Fire Department to propose a plan that would. For these reasons I ask you to please vote to DENY this project.

Thank you for your time in considering my thoughts.

Sincerely,
Sherryl Taylor

Mammoth Lakes, CA

Michael Draper

From: Chris Telliard <ctelliard5@gmail.com>
Sent: Friday, October 9, 2020 3:31 PM
To: CDD Comments
Subject: support Workforce Housing for Tioga Inn in Lee Vining

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I Chris give my support for Workforce Housing for Tioga Inn in Lee Vining.

~Chris

Michael Draper

From: David Telliard <dtelliardjr@gmail.com>
Sent: Sunday, October 11, 2020 9:04 AM
To: CDD Comments
Subject: Workforce Housing for Tiago Inn

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To whom it may concern,

On behalf of me and my family, I would like to give support to the Workforce Housing for Tiago Inn in Lee Vining. We believe that it will be a useful tool to have staff live in the vicinity of their work.

This housing in the proximity of work will reduce traffic and green gas emissions.

Feel free to contact me if you have any questions,

Thank you

David Telliard Jr.
Telliard Construction
dtelliardjr@gmail.com
cell: 619-778-1082
office: 619-224-4725
fax: 619-224-0159

Michael Draper

From: David Telliard <tellfroggy@cox.net>
Sent: Friday, October 9, 2020 11:45 AM
To: CDD Comments
Subject: workforce housing for 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.

Yes we support the Workforce Housing for Tioga Inn in Lee Vining

Michael Draper

From: Garrison Telliard <gjtelliard@gmail.com>
Sent: Friday, October 9, 2020 3:24 PM
To: CDD Comments
Subject: Workforce housing Lee Vining

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.

I would like to give my support for this project.

Thank you,
Garrison Telliard
619-396-5036

Michael Draper

From: Heather Telliard <chpg@cox.net>
Sent: Friday, October 9, 2020 3:22 PM
To: cddcomments@mono.ca.gov
Subject: support Workforce Housing for Tioga Inn in Lee Vining

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I support the workforce housing for Tioga Inn in Lee Vining and think it is a great idea.

Best Regards,
Heather Telliard
619-788-0272

Michael Draper

From: Jane Telliard <jmtpup@gmail.com>
Sent: Friday, October 9, 2020 3:29 PM
To: CDD Comments
Subject: Workforce housing Lee Vining

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.

I support the housing project in Lee Vining.

Sincerely,
Jane Telliard (619-334-6423)

Michael Draper

From: Paige Telliard <ptelliard13@gmail.com>
Sent: Saturday, October 10, 2020 11:37 AM
To: CDD Comments
Subject: Tioga Inn

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I support the Workforce Housing for Tioga Inn in Lee Vining!

Paige Telliard
Sent from my iPhone

Michael Draper

From: Bill Telliard <sequimville@gmail.com>
Sent: Monday, October 12, 2020 8:06 AM
To: CDD Comments
Subject: Workforce housing

Follow Up Flag: Follow up
Flag Status: Flagged

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My family and I are all for this project.
The hotel and restaurant being approved should dictate this.

On a personal note, The hoops and circus I have witnessed you put Mr. Domaille through is embarrassing and wrong. I hope I never have to do business again in Mono County.

Sincerely,
William Telliard

Michael Draper

From: Matthew Tellis <tellis_matthew@yahoo.com>
Sent: Saturday, October 10, 2020 10:02 AM
To: CDD Comments
Subject: support for 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.

I had to live in my car for 2 years due to no reasonable rentals available. It seems to me that all the resistance comes from people lucky enough to already own or rent a home. Where is the voice from all of us who do not own a house and do not have the internet easily available? Please approve workforce housing for Tioga Inn. We need more rentals in all of the Sierras, especially Mono County. I do not want to live in my car as my only option in Mono County

Michael Draper

From: Roma Tellis <romatellis99@yahoo.com>
Sent: Friday, October 9, 2020 9:57 AM
To: CDD Comments
Subject: 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.

I am in support for workforce housing for the Tioga Inn. It is very hard to find anything in Mono County for workers that is nice and less than 20 years old. New housing in the county would help bring down rental prices for the whole county and help all the many renters in this county. It is hard to compete with VBRO and skiers for a nice affordable rental.

Roma

Michael Draper

From: Wendy Sugimura
Sent: Tuesday, October 13, 2020 2:04 PM
To: CDD Comments; Michael Draper
Subject: FW: Tioga Inn Comments

Wendy Sugimura

Community Development Director
760.924.1814

From: Bob Gardner <bgardner@mono.ca.gov>
Sent: Tuesday, October 13, 2020 2:01 PM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: FW: Tioga Inn Comments

fyi

From: D Tonenna <dtonenna@gmail.com>
Sent: Tuesday, October 13, 2020 1:47 PM
To: Bob Gardner <bgardner@mono.ca.gov>
Cc: nahc@nahc.ca.gov
Subject: Tioga Inn 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.

I am sending in comments regarding the proposed Tioga Inn Housing.

The housing units block Native American traditional trails that the indigenous community has used since time immemorial. The trails are a sacred place as generation after generation has used this trail. It is a way that current tribes connect with ancestors. The trail is a shared resource with multiple tribes and is in danger of permanent destruction. AB 52 and SB18 are not adequately addressed given this irreplaceable tribal heritage.

Other tribal resource concerns are the bright lights. Currently from Williams Butte, the bright lights from the gas station ruin the views of the night sky. Adding more residential and parking lights will add to the existing light pollution.

Mono County is simply unable to service the needs of the current Mono Lake Community. Increasing the size of the community without adequate services is poor planning and jeopardizes the health and safety of residents. Given the pandemic, this reality is already upon us.

Sincerely,

Dean Tonenna

Michael Draper

From: MARY TUMBUSCH <linkdog20@msn.com>
Sent: Monday, October 12, 2020 10:17 AM
To: CDD Comments
Subject: Tioga Inn Project plan

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 Board of Supervisors,

I am writing to ask you to NOT approve the Tioga Inn Project plan.

Again, I am writing to oppose the Tioga Inn project proposal, a large-scale development project that threatens to permanently alter the visual resources of the Mono Basin National Forest Scenic Area and the Mono Lake Tufa State Natural Reserve and erase the small-town, rural character of Lee Vining.

After reading the analysis of and mitigation for various impacts-including aesthetics, population and growth-inducing impacts, traffic safety, biological resources, wildfire hazards, Vehicle Miles Traveled, and greenhouse gas emissions- the Tioga Inn Specific Plan, Alternative #7-Hybrid Plan is a severely flawed project. Also, the project still fails to address pedestrian safety and fire safety issues. With California having the worst fire season on record it is imperative that fire logistics are prominently featured in the project planning. Climate change will only make a very bad situation worse. Please respect the community and the Mono Basin and do not approve this project!

Sincerely,

Mary Tumbusch

A very concerned citizen and home owner in Mono Basin

Michael Draper

From: Nancy Updike <nancyupdike77@outlook.com>
Sent: Friday, October 9, 2020 8:45 AM
To: CDD Comments
Subject: 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.

I am in support of Tioga Inn project. I had a job in Mammoth Lakes. I got all ready to move and looked forward to a new adventure in Mammoth. Unfortunately I could not find any rental that I could afford, or even a room for rent. I was forced to decline the job offer due to no housing available.

Nancy

Michael Draper

From: Gretchen Whisenand <gmwhisen@gmail.com>
Sent: Tuesday, October 13, 2020 11:42 AM
To: CDD Comments
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 People,

I have conveyed written opposition to this ill-advised project at each step of these proceedings, and do so once again.

Let me reemphasize the terrible danger of fire at the proposed location. The geomorphology of the site guarantees it, and climate change guarantees it will happen ever more frequently. In fact, a fire occurred there just a few years ago. Believe me, living in Santa Rosa, I am all too aware of the specter of repeated fires in vulnerably situated areas. I never want to see Lee Vining suffer what we have here.

Thank you,
Gretchen Whisenand

Michael Draper

From: Howard Whitaker <hjameswhitaker@att.net>
Sent: Saturday, October 10, 2020 9:16 AM
To: CDD Comments
Subject: Tioga Inn Alternative 7-Hybrid Plan Revision

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 Board of Supervisors,

The developer has revised the Alternative 7–Hybrid Plan since the August hearing—it now makes some attempt to mitigate adverse impacts to the Mono Basin's world-class scenery, but still does not address the project's pedestrian safety and fire safety issues.

Please ensure further revisions to the Plan to address critical safety impacts to pedestrians and fire services.

Mono County, Lee Vining and visitors, all deserve better than the current project as proposed.

Howard Whitaker, 2041 Campton Circle, Gold River, CA 95670-8301

Michael Draper

From: Stephen Whitaker <whitaker@mcn.org>
Sent: Saturday, October 10, 2020 2:27 PM
To: CDD Comments
Subject: Mono Lake

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.

In my lifetime (I am 88) I have seen the world change beyond my imagination. When I was a boy, the idea that humans could impact our global environment was not an item for discussion. Who could possibly believe such a thing????? Now the Arctic is melting, the seas are rising, the corral reefs are dying, etc., etc. Please, please, please, save Mono Lake. I live on the coast. My travel is limited. I will never see Mono Lake again. But please save it. A donation will come via the US Postal Service.

Stephen Whitaker

Michael Draper

From: Tom Kozak <tommythedon@cox.net>
Sent: Friday, October 9, 2020 2:00 PM
To: CDD Comments
Subject: Tioga Community Housing

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 sirs.

As a California native and frequent visitor to your area I write this in **support** of this project. No one can dispute the tremendous need for affordable housing that has been brought on by inaction of local governments in all California communities.

I strongly urge you to pass this project.

Thank you.

Tom Wilson

Sent from [Mail](#) for Windows 10

Michael Draper

From: John Wolcott <wolcott@usc.edu>
Sent: Friday, October 9, 2020 9:43 AM
To: CDD Comments
Subject: 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.

I believe the known benefits of this project outweigh the imagined drawbacks.

-John Wolcott

Sent from my iPad

Michael Draper

From: Michael Woodard <woody7@fastmail.fm>
Sent: Sunday, October 11, 2020 3:38 PM
To: CDD Comments
Subject: Tioga Inn Project Safety Concerns

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 Board of Supervisors,

Thank you for the opportunity to voice our concerns regarding the Tioga Inn Project. While the needs of additional lodging for the Lee Vining area are understood, there are many concerns associated with such an extensive project that must be fully addressed prior to the project's approval.

After a lengthy hearing in June, the Board gave the developer and staff direction to bring back significant design improvements to address visual impacts, fire concerns, and to add a safe pedestrian route between Lee Vining and the project site.

While some improvements addressing visual impacts have been made, the matters of pedestrian safety and fire protection remain unanswered for the most part. The Board of Supervisors was correct in June when they sent the developer and staff back to the drawing board to properly address these important items. These items have not been properly addressed in the "Alternative #7-Hybrid Plan" and the Board should once again reject this proposal.

As visitors to the Mono Basin numerous times each year, we do not understand how this project could be approved at this time without the necessary safety measures in place to protect both the local citizens and visitors alike. The following must be fully addressed before this project can be approved to move forward.

1. A safe pedestrian corridor for hotel patrons, visitors and local citizens must be in place to prevent injuries, fatalities or liability claims. This project cannot exist as an island without a safe connection to the town for locals, families, and visitors.
2. A safety evacuation route from the project to Highway 395 must be in place for everyone's safety. This is California and wild fires can occur at any time. This project cannot be left without an alternate evacuation route to Highway 395 in place. This recommendation is on the record and would ensure liability if there were to be any loss as a result of this exclusion to the project.
3. The impacts to the Lee Vining Volunteer Fire Department must also be addressed. This project is the equivalent of another town site. The project needs to fully address the substantive support for real economic and capacity challenges faced by a volunteer fire department already working at maximum capacity to serve the community and enormous influx of visitors.
4. Further visual analysis for the Hybrid Plan needs to be completed. Since the project concedes that impacts to views due to light and glare during the day and night will remain, additional improvements must be made. Visitors and local citizens do not wish to view an enormous structure that is man-

made. The draw of the Mono Scenic Basin is its natural beauty and sights and this integrity must remain for now and the future.

Thank you for your consideration,
Mike and Joanne Woodard
Torrance, CA

--

Michael Woodard
woody7@fastmail.fm

Michael Draper

From: Patrick Woodworth <patrick.woodworth@gmail.com>
Sent: Saturday, October 10, 2020 9:26 AM
To: CDD Comments
Subject: 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.

As I've indicated in my past comments, I'm particularly concerned about the impacts of this project on the local community and area overall. I hope you will consider pedestrian safety and fire issues as you move forward. This project is clearly a game-changer for Lee Vining and the region. Utmost care needs to be taken so that this unique, world-class ecosystem and tourist destination is not ruined by careless development. Thank you for your careful attention to this matter. Sincerely, Patrick Woodworth