

Revisions Proposed for the Tioga Inn Specific Plan Amendment #3 & FSEIR

Oct. 14, 2020

Fire District Will Serve Letters

Add specific plan condition: *Each housing phase and building permit application (if filed separately from a complete phase) shall receive a separate will serve letter from the applicable fire protection jurisdiction, e.g., Calfire and Lee Vining Fire Protection District.*

Pre-Funding DIF Study

Add specific plan condition: *The applicant voluntarily proposed and agrees to prefund an update to the Lee Vining Fire Protection District (LVFPD) development impact fee structure (nexus study) in response to currently unquantified LVFPD capital improvement needs. The cost associated with this development impact fee structure update (nexus study) will be credited back to any outstanding LVFPD impact fees imposed on the project as a result of this updated study.*

Fire Protection District Fundraiser

Add specific plan condition: *The applicant voluntarily proposed and agrees to host a fundraising and recruiting event to encourage donations and volunteers to support LVFPD.*

Compliance and Monitoring Costs

Add specific plan condition: *Mitigation monitoring and reporting is a project requirement under CEQA. The County requires that costs associated with the implementation, monitoring and/or compliance with Tioga Inn Community Housing Specific Plan, which may be performed by staff or County contractors, shall be paid for by project proponent and / or owners.*

Phasing Option 1:

Mitigation Measure 5.6(a-1) (Phasing Plan). Development of the Tioga Community Housing Project shall be phased in accordance with the schedule below.		
Phase	# Units	Schedule
1	730	<i>The 730 Phase I units, <u>childcare facility, and grading for all three phases</u> are authorized <u>for construction</u> upon <u>submittal of a complete building permit application for the hotel to the Mono County Community Development Department, Specific Plan Amendment #3 approval along with the childcare facility.</u> The goal is to have the 30 phase 1 units available for use by construction workers during the hotel and restaurant construction process.</i>
2	40	<i>Construction of the 40 Phase 2 units is authorized when the hotel core & shell inspection, or approximate equivalent (depending on type of construction), is signed off by the Mono County Community Development Department and all Phase I building permits have been issued. The goal is to have all 70 of the phase 1 & 2 units available when hiring begins for previously approved commercial job positions.</i>
23	30	<i>Construction of the 30 Phase 3 units would begin when the phase 1 and phase 2 units reach a combined 80% occupancy rate (i.e., when 56 of the Phase 1 and 2 units are rented) and Phase II building permits have been issued. All Phase 3 units will be in the westernmost row of units.</i>

~~The grading permit for each housing phase shall allow only the minimum amount of earthwork required for that phase, plus an additional grading allowance to permit the installation of reasonable infrastructure improvements, subject to site plan approval by the Planning Commission (see Mitigation Measure AES 5.12(a,b-1)(Design Criteria)).~~

Option 2:

Mitigation Measure 5.6(a-1) (Phasing Plan). Development of the Tioga Community Housing Project shall be phased in accordance with the schedule below.		
Phase	# Units	Schedule
1	30	The 30 Phase I units, childcare facility, and grading for all three phases are authorized upon submittal of a complete building permit application for the hotel to the Mono County Community Development Department. Specific Plan Amendment #3 approval along with the childcare facility. The goal is to have the 30 phase 1 units available for use by construction workers during the hotel and restaurant construction process.
2	40	Construction of the 40 Phase 2 units is authorized when the hotel core & shell inspection, or approximate equivalent (depending on type of construction), is signed off by the Mono County Community Development Department and all Phase I building permits have been issued. The goal is to have all 70 of the phase 1 & 2 units available when hiring begins for previously approved commercial job positions.
3	30	Construction of the 30 Phase 3 units would begin when the phase 1 and phase 2 units reach a combined 80% occupancy rate (i.e., when 56 of the Phase 1 and 2 units are rented) and Phase II building permits have been issued. All Phase 3 units will be in the westernmost row of units.

~~The grading permit for each housing phase shall allow only the minimum amount of earthwork required for that phase, plus an additional grading allowance to permit the installation of reasonable infrastructure improvements, subject to site plan approval by the Planning Commission (see Mitigation Measure AES 5.12(a,b-1)(Design Criteria)).~~

Cross-Reference from Phasing Plan:

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

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

~~The site plan for each phase shall be reviewed and approved by the Planning Commission for consistency with the Specific Plan prior to building permit submittal.~~

Visual Standards and Monitoring Options

- **Revised proposal by MLC with further County edits:**

RECOMMENDED MM 5.12(a.b-2): All landscaping shall be planted consistent with the Alternative 7 Landscape Concept Plan as soon as Phase 1 site grading is complete. A landscaping or restoration specialist approved by the County shall monitor tree health, screening efficacy and replacement requirements for the first 5-years of growth. The landscape/restoration specialist shall have authority to replace plantings as needed to attain within five years a goal of providing at minimum the number of trees shown on the Landscape Concept Plan.

“None of the housing structures or housing parking areas shall be visible from public vantage points including (1) the shore of Mono Lake at South Tufa, (2) Navy Beach, ~~(3) from the top of Panum Crater~~(34) US 395 between the junction of Hwy 120 W and Test Station Rd., and ~~(54) the Mono Lake Tufa State Natural Reserve boardwalk at Mono Lake County Park~~. A housing structure or parking area is “visible” if ~~an individual can see~~ any part of the buildings or parked vehicles or any reflection, glare, or other direct light from the housing or ~~moving and~~ parked vehicles in the housing area at any time are clearly and obtrusively visible identifiable to the naked eye or with a high-quality 400 mm professional telephoto lens as used in the visual analysis.

Compliance with this mitigation measure shall be monitored by conducting visual inspections from each of the public vantage points listed above at least ~~once each three times per~~ four times per year. ~~The monitoring inspection shall be conducted during winter, with at, at least once per quarter. At least one visual inspection per year per public vantage point, shall be conducted after dark, including at least one to shall be conducted in the two hours after dawn.”~~

The goal of the monitoring inspections shall be to develop a record of compliance with this standard from each vantage point throughout the year and at varying times of potential high visibility including dawn, nighttime, and daytime. The annual monitoring inspections shall take place once in winter, once in summer, and once in the spring or fall. The annual-monitoring inspections for each site shall include at least one observation during the two hours after dawn and one after dark. The monitoring program shall also respond to submission of dDocumented observations of noncompliance with this standard from the public should be sent to the Code Enforcement Division for a response.

