



**SPECIAL MEETING MINUTES
BOARD OF SUPERVISORS, COUNTY OF MONO
STATE OF CALIFORNIA**

MEETING LOCATION Mammoth Lakes Suite Z, 437 Old Mammoth Rd, Suite Z, Mammoth Lakes,
CA 93546

**Special Meeting
June 29, 2020**

9:00 AM Meeting Called to Order by Chair Corless.

Supervisors Present: Gardner, Kreitz, Peters (attended via teleconference), and Stump (attended via teleconference).

Supervisors Absent: Chair Corless.

All votes were conducted by roll call.

The Mono County Board of Supervisors stream most of their meetings live on the internet and archives them afterward. To search for a meeting from June 2, 2015 forward, please go to the following link: <http://www.monocounty.ca.gov/meetings>.

Pledge of Allegiance led by Supervisor Corless.

1 OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

No one spoke.

2. AGENDA ITEMS

A. PUBLIC HEARING: Tioga Inn Specific Plan Amendment #3 (Project) and Final Subsequent Environmental Impact Report (SEIR)

Departments: Community Development Department

(Gerry LeFrancois, Sandra Bauer, Wendy Sugimura) - Consider the Tioga Inn Specific Plan Amendment and Final Subsequent Environmental Impact Report to amend the 1993 Tioga Inn Specific Plan located at 22, 133, and 254 Vista Point Road and consisting of four parcels (APN 021-080-014, -025, -026 & -027). The entitlements approved in 1993 remain intact and approved regardless of the outcome of the currently proposed project. The current Specific Plan Amendment proposes up to 150 new workforce housing bedrooms in up to 100 new units, a third gas-pump island and overhead canopy, additional parking to accommodate on-site guest vehicles as well as a general-use park-and-ride facility and bus parking for Yosemite transit vehicles, a new package wastewater treatment system tied to a new subsurface drip

irrigation system, replacement of the existing water storage tank with a new tank of the same size in the same area, a new 30,000-gallon on-site propane tank (eventually replacing the existing five on-site tanks), modification to the boundaries and acreage of designated open space, and modification of parcel boundaries.

Action: None.

Option 1: Approve the Project

Make the findings set forth below and adopt proposed Resolution: 1) certifying the Final Subsequent Environmental Impact Report, making required findings and adopting a Statement of Overriding Considerations; 2) adopting the Mitigation Monitoring and Reporting Program (MMRP); and 3) approving Alternative #6 of the Tioga Inn Specific Plan Amendment #3.

Findings:

A. The Mono County Board of Supervisors finds that the Tioga Community Housing Project FSEIR has been prepared for the Tioga Inn Specific Plan Amendment #3 in compliance with CEQA and that the FSEIR reflects the County's independent judgment and analysis. The Board of Supervisors further finds that the FSEIR has been presented to, and reviewed by, both the Board and Planning Commission and is adequate and complete for consideration of a decision on the merits of Tioga Inn Specific Plan Amendment #3, and for making the findings for a Statement of Overriding Considerations as set forth in Exhibit A of the proposed Resolution.

B. Having reviewed and considered all information and evidence presented to it including public testimony, written comments, the FSEIR, staff reports, and presentations, the Mono County Board of Supervisors finds, as set forth in Section Three of the proposed Resolution that:

1. The proposed changes to the Tioga Inn Specific Plan are consistent with the text and maps of the General Plan,
2. The proposed changes to the Tioga Inn Specific Plan are consistent with the goals and policies contained within any applicable area plan,
3. The site of proposed change in the specific plan is suitable for any of the land uses permitted within the proposed specific plan,
4. The proposed changes to the Tioga Inn Specific Plan are reasonable and beneficial at this time, and
5. The proposed changes to the Tioga Inn Specific Plan will not have a substantial adverse effect on surrounding properties.

Option 2: Do not Approve the Project

If the Board of Supervisors determines that one or more of the unavoidable adverse environmental effects identified in the EIR are not outweighed by specific economic, legal, social, technological, or other benefits of the Project, then it would not adopt a Statement of Overriding Considerations for the Project and would not adopt the proposed Resolution. Instead, the Board should specify which (or all) unavoidable adverse effects it finds to be unacceptable (i.e., not outweighed by the Project's benefits) and articulate its reasoning.

If the Board is additionally unable to make one of the findings listed in subsection B above, then it must articulate which (or all) of those finding(s) cannot be made and explain its reasoning. (If the Board determines to make this finding, staff may ask for a short recess to develop appropriate language.)

Option 3: Approve the Project with Modifications

If the Board identifies feasible mitigation measures, or alternative(s) to the Project or any of its components, that will mitigate one or more of the Project's significant adverse environmental effects, then it must make the following findings and may then make required findings, certify the FSEIR and adopt the Statement of Overriding Considerations and MMRP, as modified, and approve Alternative #6 of the Project with modifications, or another Alternative as presented or with modifications :

- A. The mitigation measure/project alternative will mitigate one or more significant impacts of the Project (specify impact(s) mitigated and how mitigated, based on information in the record);
- B. If the mitigation measure/project alternative involves a reduction in housing density, there is no other feasible specific mitigation measure or project alternative available that will provide a comparable level of mitigation; and
- C. Make all findings listed under Option 1, with necessary revisions to reflect changes to the Project to be listed in Section Two of the proposed Resolution.

(If the Board determines to modify the Project, Staff may ask for a short recess or continuance to develop appropriate language).

Supervisor Corless:

- Recused herself based on opinion from the California Fair Political Practice Committee.

Vice-Chair Kreitz:

- Resumed chairing the meeting.
- Reviewed procedure for the day's meeting.

Stacey Simon, County Counsel:

- Insecurity of the Zoom platform, "Zoom Bombing" is what is being referred to when discussing terminating comments / the Webinar.

Supervisors announced the external conversations they had regarding the subject of the Public Hearing.

Wendy Sugimura, Community Development Director:

- Went through PowerPoint presentation (available in additional documents).

Gerry Le Francois, Planning Analyst:

- Continued presentation.

Sandra Bauer, CEQA Consultant:

- Continued presentation.

Break: 10:09 AM

Reconvene: 10:18 AM

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Sandra Bauer:

- Continued the presentation.

Stacey Simon:

- Clarified a point about CEQA that Sandra made.

Board asked questions.

Break: 12:52 PM

Reconvene: 1:20 PM

Gerry LeFrancois:

- Clarified that the slide of “Daytime Photo: Housing Are from South Tufa” – magnified to 400 mm. Vision is 18 mm.

Public hearing opened: 1:21 PM

Dennis Domaille, Applicant

Public Comments:

Heidi Torix, Eastern Sierra Unified School District Superintendent

Caelen McQuilkin

Ellery McQuilkin

Etta Gold

Geoff McQuilkin

Jora Fogg

Nora Livingston

Maureen McGlinchy

Bartsche Miller

Paul McFarland

Grace Anderson

Duncan King

Santiago Escruceria

Rose Nelson

Break: 2:52 PM

Reconvene: 3:39 PM

Winter King

Aaron Stanton

Barry McPherson

Susan McCarthy

Elin Ljung

Will Hamaan

Stephen Cunha

Nathan Taylor

Sarah Taylor

Tony Taylor

Sherryl Taylor

Robert DiPaulo

David Carle

Margaret Eissler

Lisa Cutting

Arya Harp

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Ellen King
Margaret Burba
Erin Wilson
Manuel Santillan
Janet Carle
Lynn Boulton
Chris
Jeff Wyneken
Lily
Deanna Dulen
Greg Reis
Ryan Carle
Dick Bunce
Bob Sitze
Marissa Leonard
John Ljung
Ava Stavros
Bonnie Andrews
Dave Marquart
Paul Rudder
Jeff Sullivan
Barbara Rivenes

Written comments available in additional documents.

Break: 5:20 PM

Reconvene: 5:28 PM

Dennis Domaille:

- Showed a video.

Public hearing closed: 6:11 PM

Adjourned meeting until next day June 30, 2020, 9:00 AM.

Reconvene: 9:10 AM

Wendy Sugimura:

- Recapped the prior day's events.
- Topics of deliberations (available as an additional document).

Sandra Bauer:

- Displayed proposal of changes. (available as additional documents)

Break: 11:29 AM

Reconvene: 11:36 AM

Board continued deliberations

Break: 1:12 PM

Reconvene: 1:34 PM

Supervisor Gardner

- Made a motion for Option 2 - Deny the project.

NO SECOND

Supervisor Kreitz:

- Called for a motion to approve Option 1 – Approving the project.
- NO MOTION

Supervisor Stump:

- Requested that the item to come back to the Board.

Wendy Sugimura:

- Asked for direction on the rest of the items.

Continued discussions of Option 3.

Break: 2:54 PM

Reconvene: 3:03 PM

Board direction to have new meeting.
July 20, 2020, 9 AM.
Meeting rescheduled to August 6, 2020.

ADJOURNED at 3:15 PM

ATTEST

**JENNIFER KREITZ
VICE CHAIR OF THE BOARD**

**SCHEEREN DEDMAN
SR. DEPUTY CLERK OF THE BOARD**