

From: [Scheereen Dedman](#)
To: [CDD Comments](#)
Subject: FW: Current Proposal -Tioga Inn Project
Date: Friday, June 26, 2020 5:39:24 PM
Attachments: [image003.png](#)

Scheereen Dedman
Senior Deputy Clerk – Elections Assistant
County of Mono
760-932-5538 (office)
760-932-5531 (fax)
760-932-5530 (main line)
sdedman@mono.ca.gov



From: Shannon Kendall <skendall@mono.ca.gov>
Sent: Friday, June 26, 2020 5:39 PM
To: Scheereen Dedman <sdedman@mono.ca.gov>
Subject: Fwd: Current Proposal -Tioga Inn Project

Get [Outlook for iOS](#)

From: latrops@ak.net <latrops@ak.net>
Sent: Friday, June 26, 2020 4:56:40 PM
To: Shannon Kendall <skendall@mono.ca.gov>
Subject: Fwd: Current Proposal -Tioga Inn Project

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recognize the sender and know the content is safe.

Begin forwarded message:

From: <matrops@ak.net>

Subject: Current Proposal -Tioga Inn Project

Date: June 26, 2020 at 3:51:09 PM AKDT

To: "Lori Atrops" <latrops@ak.net>

RE: Current Proposal -Tioga Inn Project

Mono Lake County Board of Supervisors
c/o Clerk of the Board, Shannon Kendall

Dear Ms/Sir:

I am opposed to the current proposal for the Tioga Inn Project at the intersection of 395 and Hwy 120, the entrance to Tioga Pass. I stopped there in August 2019 during a two-week stay at Mono Lake. I see this as an already large service station with groceries and fast foods, not as an expanded hotel-restaurant complex with a large increase in residences with multiple levels to house workers, vacationers, and residents. The large scale and size of this project is out of place: It ignores the Mono Lake Community Plan, which focused on slower growth for the Lee Vining area commensurate with available services for education, medical care, groceries, housing, and preservation of the scenic wonders of the Mono Lake Basin. It puts demands upon Lee Vining without respecting their voices and wallets. The Project lacks the contextual economics best described by Kate Rayworth's *Doughnut Economics*, which is an alternative to a linear private encroachment on what should be common spaces.

Limit this Project's size and residences. Limit its visibility from below. Support the Mono Lake Community Plan.

Martin and Lori Atrops
Eagle River, Alaska

From: [Alan Bade](#)
To: [CDD Comments](#)
Subject: Please reject the Tioga Inn project!
Date: Friday, June 26, 2020 3:00:40 PM

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June 26, 2020

Dear Mono County Board of Supervisors;

I urge the Board to NOT approve the Tioga Inn project! I have been visiting this area all my life, as my parents have, and actually also their parents in the early 1900s. We frequent the small family businesses in the area and look forward to returning many times per year.

The cumulative scale of the project is enormous. The visual impacts are catastrophic, as the project will disrupt the natural views from South Tufa, Panum Crater, and along highway 395. The natural vistas of this area are a significant attractive element 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 observe the dark sky as an aspiring amateur astronomer! The total number of even downwardly facing lights will have a cumulative glow effect that will devastate the night sky!

Mono County will be damaging the very resource that is serving as an economic engine for the County with this project.

I'm worried this kind of piecemeal planning will serve as a precedent for future development. The very resource that draws visitors is at stake here.

I urge Mono County to ask for a better project! We will not patronize this project if it is built and will urge others to not patronize it either.

Best regards, Alan Bade and Wendy Gollop
280 Longfellow Drive
Pleasant Hill, CA 94523

From: [Judi Baerresen](#)
To: [CDD Comments](#); bartshe@monolake.org
Subject: Tioga Inn Project (Proposed)
Date: Friday, June 26, 2020 4:07:53 PM

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I am writing to you today to express my opposition to this Proposed Development, namely the Tioga Inn Project. On many fronts, it should be denied/withdrawn from further considerations. It is a disaster waiting to happen.

My first visit to Mono Lake and Lee Vining was in the early 1960's. Since that time, very little has changed in Lee Vining and the surrounding areas, which attributes to the attractiveness of Mono County. A small, quaint resort community in a very unique, pristine and awesome location which takes you to another place and time without the hustle and bustle that are so typical of some larger resort communities. This proposed development will encourage these aspects to be common place of those larger resort communities. The Tioga Inn project undoubtedly will generate more noise and air pollution; and, it will certainly impact many public services to the community more than two-fold. Traffic will increase, the demand for public services will increase (i.e. hospitals, emergency services – fire and law enforcement, utilities, etc.) and can the area actually accommodate these services without further development taking place? This proposed Tioga Inn development will undoubtedly open the door to permit similar future construction projects in Lee Vining. Ultimately, any major developments of this type will severely change the perspective on the quaint resort community atmosphere of Lee Vining and Mono Lake.

As this project *may* get underway, migratory birds and wildlife in general will be threatened by the environmental changes that will occur -- it will alter their frequency and survival in this part of Mono County. The migratory bird population has used the Mono Lake basin as a feeding location, breeding ground and migratory resting place during certain times of the year. This has been their natural flight path and could threaten their survival in the years to come. The migratory bird populations are one of the main attractions to people being drawn to this area and it could greatly diminish the frequency of visitors each year to the Mono Lake Basin.

Thank you for considering my comments during this hearing process.

Sincerely,
Judi Baerresen
Sierrabaer@gmail.com
626/695-6559

Sent from [Mail](#) for Windows 10

From: gbatmuirb@aol.com
To: [CDD Comments](#); bartshe@monolake.org
Subject: Oppose Tioga Inn
Date: Friday, June 26, 2020 3:27:50 PM

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To Mono County Supervisors:

As a frequent visitor to Mono Lake who organizes naturalist trips that bring in local money, I oppose the Tioga Inn project as currently designed because there are feasible mitigations that could make the project acceptable without impacting my own or my group's enjoyment of Mono Lake.

**Gordon Bennett
Inverness CA**

From: ellieucb@aol.com
To: [CDD Comments](#)
Cc: Mt.druid55@yahoo.com
Subject: Proposed Tioga developement
Date: Friday, June 26, 2020 5:11:31 PM

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I am a previous resident of Bridgeport and business owner there, I have fished in Mono County for over 50 years. I currently live in Crowley Lake. I feel that a development of this size and scope will ruin the natural beauty of the area. There is also the issues of greatly added traffic with our small mountain roads, the impact of larger amounts of people on the environment, such as trash, lack of bathrooms, over fishing etc. Currently, we have a problem in the lakes basin and Convict with no open bathrooms and visitors leaving trash along trails and near trash cans. Do we want this to happen along this area? I also have concern for emergency fire/EMT/police services which is sometimes stretched thin with the current amount of visitors, especially because all the fire service, except for Mammoth are volunteers only. Thank you for your consideration.

Chris Bumar owner of Dis 'n Dat, Bridgeport, CA
760-616-0276

From: [Jared Burton](#)
To: [CDD Comments](#)
Subject: Tioga Inn: Project Comments
Date: Friday, June 26, 2020 7:10:09 PM

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Hello and to whom this concerns:

I am a lifelong resident of Los Angeles County. So, why do I oppose to the Tioga Inn project? Shouldn't I be one of those people who think it's a great idea? Shouldn't it be something for me to be excited about when planning to visit Mono Lake, or for a pit stop on my way to Lake Tahoe, or to use as a base for my excursions to Tuolumne Meadows?

No. No. And No.

Why? Because I understand urban sprawl. I understand loss of dark sky. I understand noise pollution. All of these contribute to loss of quality of life experience. Heed my caveat. Do not allow the Tioga Inn project or anything like it to spoil your county. It would be the gateway to uncontrollable development and destruction. It would be a grievance beyond reparation. It would be an act of willful ignorance against all that has been done to make those like me fall in love with Mono County from afar, and those who would come to.

Invest in the community you have as it has come to be on its own. Invest in hope. Do the right thing and deny the Tioga Inn project and make any future project of the same kind impossible.

Long live Mono Lake. Long live Mono County.

Thank you.

Jared Burton
818-303-4855

[Sent from Yahoo Mail for iPhone](#)

From: darrell.cannon2@gmail.com
To: [CDD Comments](#)
Subject: Tioga Community Housing Project
Date: Friday, June 26, 2020 4:06:47 PM

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Gentlemen,

The visual aspects of this project violate the very essence of Mono Lake. Mark Twain would be appalled. It should be built out of sight. No tourist is driving to Mono lake to see another Mobile Gas station. It should be inconspicuous, not sitting on top of a ridge.

Please vote to make the project comply with the previous conservative development plan.

Darrell Cannon

2717 Ptarmigan Dr. #2
Walnut Creek, ca 94595

From: [John Canton](#)
To: [CDD Comments](#); bartshe@monolake.org
Subject: Tioga Inn project
Date: Friday, June 26, 2020 6:27:10 PM

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To: Mono County Board of Supervisors

I am a property owner at Lundy Lake and have been coming to this area with my family for many years.

The Mono Lake, Tioga Pass region truly a special place. It is one of the most beautiful pristine, natural landscapes in the world. This unique visual landscape should not be adversely impacted by an obtrusive, large development.

Lee Vining itself, nestled in a corner cleft in the foot of the mountain range is a wonder of unstated subtlety. It is there but it is not obvious. It blends in. A traveler just happens upon it. The town does not stand out to mar the magnificence of the mountain/desert environment.

Contrary to that is the town of Mono City. It does mar the landscape. Perhaps it could have been located on a lower slope. Someplace less obvious.

Even the Mono Scenic Area Visitor Center stands-out a bit offensively on the stark desert hillside overlooking Mono Lake. Frank Lloyd Wright would likely not have constructed it at the top of the hill but farther down the hillside, folding it into the lay of the land, using the same rock materials to blend in.

It does not sound like The Tioga Inn project will be built with landscape subtlety as a primary design element. It is located well-up and obvious, on the front of the mountain shoulder that guides many thousands of visitors every year up and down the Tioga Pass along Lee Vining creek. Innumerable foreign tourists come here to marvel at the majestic untouched beauty. It does not seem possible for the Inn to be constructed hidden from view, which it should be.

This location is not downtown Mammoth Lakes, the center of a corporate skiing, biking, jogging, golfing recreation industry. It should not go in that direction.

This is a wonderful, natural area. Do not spoil it for our heirs.

John Canton
310 466-4182

1 Chicago Ave
Lundy Lake Township

From: [Kate Carolan](#)
To: [CDD Comments](#); bartshe@monolake.org
Subject: Comments on the Tioga Inn Project
Date: Friday, June 26, 2020 3:20:26 PM

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Dear Board of Supervisors,

I am a yearly visitor to Mono Lake for at least 26 years. I have a birding group that goes as well. I am writing to express my opposition to the Tioga Inn Project as proposed. Unless modified or best eliminated it will substantially diminish the beauty and scenic nature of the Mono-Lee Vining area. This is why we come up there!

The Mono Lake Committee has offered options to improve this project since scoping for it began 4 yrs ago . Yet the developer has not made meaningful changes in the final proposal that the Board will evaluate. It is up to you to protect the integrity and beauty of Lee Vining and the Mono Lake area. There are feasible mitigation's that could make the project acceptable.

Thank you for your time and kindness,

Kathleen Carolan
40 Sunnyside Dr
Inverness, Ca 94937

From: [Robin Cox](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project - please oppose
Date: Friday, June 26, 2020 5:46:09 PM

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Honorable County Supervisors

My family and I have spent months in Mono Basin every summer for the last 50 years, drawn by its beauty, natural diversity, small town character, ranching tradition and outdoor recreation, all of which are exceptional. We stay in local motels, dine in local restaurants, shop in the small eastside towns and hike the amazing trails.

The proposed Tioga Inn development is in my mind shockingly inconsistent with the region's resources as well as the many values that make the area so desirable to both residents and visitors. Much has been written about the project's flaws and inconsistencies with established plans and visions. And many have put forth ways the project could be changed to align with regional plans and to protect unique natural and rural resources, including the special town of Lee Vining and the globally unique resources of Mono Lake and its surroundings. I urge you to **not** make the irreversible mistake of approving a project so inconsistent with adopted plans and that will generate so many irreversible economic and environmental impacts. Approval of the project would be counter to the careful environmental review process that governs California and counter to the efforts of many people to keep the area desirable, affordable and sustainable.

On June 29, please do not override the concerns of local public agencies, residents, experts, and the public in order to approve the Tioga Inn Project. There is no reason to accept its significant adverse impacts on the Mono Basin.

Respectfully,

Robin Lee Cox
923 Woodland Ave
San Carlos CA 94070

From: [Donald Dean](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Friday, June 26, 2020 7:31:05 PM

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Dear Mono County Supervisors:

My wife and I are frequent visitors to the Mono Lake basin and appreciate the spare yet spectacular beauty of the area. After reviewing the Planning Commission staff report, I was struck by the statement that the project would result in a significant and unavoidable impact to scenic and visual resources of the area and additional light and glare. I know the site and think of the intersection of Highways 120 and 395 as a visual milestone, whether dropping down the 120 grade or preparing to make the turn off 395 and climb to the Yosemite gate. The project doesn't seem a fitting match for the scenery, which is the one thing that continues to draw us back to Mono County.

Therefore, I urge the Board to deny the project as proposed.

Respectfully,

Donald Dean
Benicia, CA

From: [bill dickey](#)
To: [CDD Comments](#)
Subject: Tioga Inn proposed building project
Date: Friday, June 26, 2020 3:59:39 PM

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Dear Board,

I want to be on record as being opposed to Tioga Inn Project. The town of LeeVining's infrastructure, its ability to handle construction of this size, is a concern. Of importance as well is the scenic value of the Mono Basin. Many of us have marveled at the unique beauty of the Basin and Eastern Sierra in general and would like to see the next generation see it as we have.

Bill Dickey

Mammoth property owner

65 year visitor

Former Yosemite summer employee

Sent from my iPhone

From: [Elizabeth Freeman](#)
To: [CDD Comments](#)
Subject: The Tioga Inn Project
Date: Friday, June 26, 2020 5:01:59 PM

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NOTE THE SHOCKING WHITE REFLECTION FROM A SMALL PIECE OF GLASS ON THE RIDGE LINE!!! NOTE THE REFLECTION ON MONO LAKE. OMG!!

CAN YOU EVEN IMAGINE WHAT THE REFLECTIONS FROM ALL THE MANY LARGE WINDOWS ON THE HOMES ON THE RIDGELINE WILL BE LIKE? OMG!!!

THIS IS THE UTTER RUINATION OF THE PRISTINE CHARACTER OF MONO LAKE. YOU CAN KISS IT GOODBYE IF THIS PROJECT GETS PERMITTED.

June 26, 2020

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

Dear Honorable Supervisors,

I was shocked and saddened that The Tioga Inn Project was not voted down by the Planning Commission.

And even more shocked that the developer refused to make any changes to the project. Beyond sad. Disrespectful. Sickening.

The Mono Lake Committee has noted that:

1) The Tioga Inn Project will construct "a privately-owned city" with three times the current population of Lee Vining on top of a highly visible ridge line with limited emergency access that is physically separated from Lee Vining by major highways. This is not sound community development. It violates the Mono Basin Community Plan and Principles.

2) This will have permanent adverse impacts on the pristine character of Mono Lake....which is what attracts people to visit the Lake and this area. This is your economy!!!! Don't compromise it!

3) Approval compromises the safety of motorists, schoolchildren, pedestrians and cyclists, stretches the capacity of local schools and the volunteer fire department, and saddles the Lee Vining Community and Mono County taxpayers with impacts and financial burdens that should be the responsibility of the developer. **Yikes!**

4) The Mono Lake Committee has offered ways to improve this project since scoping for it began four years ago. Despite receiving hundreds of comments from the public offering ways to mitigate or solve the project's significant adverse impacts, **the developer has NOT made meaningful changes in the final proposal that the Board will evaluate.**

Please do NOT turn Mono Lake into Mammoth! PLEASE DO NOT APPROVE THIS PROJECT unless all the recommendations made by the Mono Lake Committee are incorporated...or simply don't approve it at all.

Thank you,

Elizabeth Freeman

From: [Lisa Freeman-Wood](#)
To: [CDD Comments; bartshe@monolake.org](#)
Subject: Please Don't Destroy Mono Area
Date: Friday, June 26, 2020 3:35:42 PM

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Dear Sirs,

I and my family, as well as my husbands family have vacationed in the June Lake area for over 60 years. A family cabin was used often throughout the years in all seasons. The lovely vistas, the beauty of Mono Lake and the uniqueness of the area are favorites of our visits. Please do not build something that will have a negative impact on this special place. Any building that needs to be done can be done with a commitment to working with the existing landscape and the impact can be mitigated to a large extent. Working with environmentalists, Mono County Community Development Department and the local community members is important to create support for something that has the potential to have a major impact on the local community. Please do not approve of a project that will create acrimony among community members. In this time of uncertainty it is important to work together as a community, to conserve the natural environment and to preserve the beauty of the area.

Thank you for your consideration.

Lisa Freeman-Wood

[Sent from Yahoo Mail on Android](#)

From: [Bob Gregg](#)
To: [CDD Comments](#); bartshe@monolake.org
Subject: Tioga Inn project
Date: Friday, June 26, 2020 3:12:25 PM

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I think the project would be good for the County and Lee Vining. I cannot see how it would cause safety problems to motorists or pedestrians or be an eyesore. Lee Vining needs new housing. Lee Vining today is not the most beautiful city in the county. New blood needs to move in. This would help the Mono Lake Committee of which I have been a long time member. The committee was formed to save Mono Lake not take over the surrounding area.

Bob Gregg
Glendale, CA

From: [melanie heckel](#)
To: [CDD Comments](#); bartshe@monolake.org
Cc: [Joe Heckel](#); [Kathi Jacobs](#)
Subject: Tioga Inn Project
Date: Friday, June 26, 2020 4:54:34 PM

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I am writing to express my grave concerns about the Tioga Inn project as recommended for approval by the Planning Commission. I am a retired land use planner. I worked as a Planner for Sonoma County for 29 years and served as the Current Planning Manager. I was the Assistant Planning Director for Placer County, from 2003 to 2008. I feel I am well qualified to comment on this project. On a more personal note, I have been regularly attending the Mono Lake Chautauqua and just returned from a weeklong trip to Lee Vining, staying at the Mono Vista RV Park. Both Lee Vining and the Mono Lake Basin are unique and incredible. Each time we visit I marvel at the beauty of the area. Lee Vining is a small, compact and walkable town. As a County planner, I know how important it is to create and adopt specific plans for communities. It is even more important to implement and respect such plans and support compact growth for the town. A project that triples the population to provide employee housing for a project that has not built does not make sense. A multi-story project on the hillside will have significant and irreversible impacts that cannot be justified. It should be redesigned to be one story and not visible from South Tufa and Navy Beach. Any project should require a safe foot and bicycle path to town and it should be linked to the hotel and restaurant. Please deny the project as proposed and require complete redesign to implement the Specific Plan and protect this small town and unique environment. Sincerely, Melanie Heckel

From: [Charles Hibbard](#)
To: [CDD Comments](#)
Subject: Tioga Inn project
Date: Friday, June 26, 2020 7:16:23 PM

CAUTION: This email 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:

Due to the scale, the appearance, and the intent of this project, it represents nothing less than the complete transformation of the current Lee Vining CA and Mono Lake Scenic area – whose charms, enjoyed by so many, have persisted largely unchanged for several decades – into a new personality dedicated primarily to commerce and the profits of outsiders.

Is that really what you want to see happen to this delightfully peaceful little town?

Charles Hibbard
St. Paul MN
Annual visitor to Lee Vining for 35 years

From: [Heather Huppe](#)
To: [CDD Comments](#)
Subject: I favor a full participatory planning process for Lee Vining that respects the Community Planning Process
Date: Friday, June 26, 2020 5:59:22 PM

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Dear Board of Supervisors,

Personally, I do not believe or support development around Mono Lake. I have been visiting Mono Lake since the early 1980s and one of the things that has always made it so wonderful is that it is unlike anywhere else. It is quiet and stark and yet so very alive and unique. I always stop in Lee Vining to enjoy a meal or coffee and to find the latest book, but I go there for the Mono Lake. I have brought people from all over the world to Mono Lake and there is nothing that can match a moonless night near the lake with the open sky...except maybe a full moon night with the High Sierra watching over you. To destroy this is to permanently change the personality of the lake and of the region. Increasing use by people who are there to recreate and not to experience and marvel at the area will permanently change the biology, physiology and personality of the whole region. It is such a fragile place; the wrong move truly can destroy it. So, I am opposed to development around Mono Lake.

But, I do not live in Lee Vining. I live in Midpines and I am a member of the Community Action Planning Committee in Midpines. I oppose development here, too. But, I also know that people have to find a way to live compatibly with this area and I work constantly on finding a compromise between development and protection that respects the land and the ecosystem that everyone here has chosen to be a part of.

If Lee Vining, with its history of environmental interest and respect cannot find a consensus for development in Mono County, who can? I urge you not to ignore the Community Planning process and to take the time to find a path that is compatible with the spirit of the place you are stewarding and the people you represent. I am a biologist and I have worked to find a way to live with all my fellow creatures on this planet my whole life. Supporting this current plan, which has not been offered in a way to find consensus nor paid attention to the recommendations of the scientists who have worked in that area for years, is a mistake and it will be a permanent blemish. I have worked on both conservation and restoration. I will tell you that without a doubt, taking time to conserve is always better than going back to fix mistakes. Supporting this proposal as it stands is a mistake that you will pay more to fix in the future than it will cost you if you take the time to develop a good plan now. I urge you to trust your community and involve them fully. I urge you to take time now, which will save time and money in the future.

With best regards,

Heather

Heather Huppe, PhD

6311 Hwy 140
Midpines, CA 95345

Sent from [Mail](#) for Windows 10

From: [Steve Jackson & Kori Kody](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project Comments
Date: Friday, June 26, 2020 10:06:31 PM

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Dear Supervisors,

As long-time visitors to Mono County, we urge you to reject the Tioga Inn Project which, to our understanding, will be considered on Monday, June 29th. We enjoy the notable and unique scenic beauty of the Mono County landscape -- which is why visit and spend our vacation dollars here. The grand beauty of Mono County is an irreplaceable resource. The ecosystem of Mono County is a treasure that needs to be cared for. Development here should be undertaken only with extreme thoughtfulness. My understanding is that the current plan, as submitted by the Developer, would negatively impact the unique grandeur of the area and cause adverse outcomes for the local and visitor communities.

These negative impacts of development could be mitigated --but only by rejecting the current plan. Our understanding is that significant effort has been made by the local community to present an alternative vision of sustainable and beneficial development as represented by the Mono Basin Community Plan. The Mono Basin Community Plan creates opportunity for local affordable housing and diverse job opportunities while preserving the area's rich beauty. This is in contrast to the Tioga Inn Project which will serve only the economic interests of the Developer while harming the local character of the community and the land.

Again, we urge you to act for the benefit of the community and reject the Tioga Inn Project.

Sincerely,
Steve Jackson
Kori Kody

From: [Jean King](#)
To: [CDD Comments](#)
Subject: Tioga Inn project
Date: Friday, June 26, 2020 4:32:07 PM

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Mono County Board of Supervisors

I cannot attend the June 29 Board meeting but appreciate having this opportunity to register my comments.

I am opposed to the Tioga Inn project.

Yosemite National Park, Tioga Pass, Mono Basin and Lee Vining are all treasures that need to be protected. But, the Tioga Inn project will have adverse impacts on all of them. Consider the negative scenic impact on the Basin, the financial impact on schools, fire department and community members of Lee Vining.

Please vote NO on the present plans for Tioga Inn.

Thanks you.
Jean King

From: ek95014@aol.com
To: [CDD Comments](#)
Cc: [Jennifer Kreitz](#); [Fred Stump](#); [Bob Gardner](#); [John Peters](#)
Subject: Comments on the Tioga Inn project
Date: Friday, June 26, 2020 6:30:17 PM

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When I moved to Mono County 13 years ago for a job in Lee Vining, I knew that I was lucky to have the opportunity to live in an area that I loved. What I didn't know is how much I would come to love what's behind Lee Vining – the character of the town and the people who live and work there. People leave their cars unlocked. Children play in the streets. Visits to the post office are a social occasion.

Lee Vining residents make sure that children who can't get home when the highway closes due to a winter storm have a comforting place to spend the night. They are the ones who, when the Fire Siren blares, leave their workplace and run to the Fire Hall to handle medical emergencies, traffic accidents, and fires. They volunteer to serve on the RPAC, on the water utilities, as a supplemental workforce for agencies already stretched too thin.

Lee Vining residents crafted a shared vision for its future - a community plan. It uses terms like compact, connected and safe. This project, separated from town by a busy highway, meets none of these criteria. Lee Vining and Mono County deserve better.

Finally, this project has significant adverse visual and safety impacts, and the developer has chosen not to work with the community to find solutions that would mitigate them. Unmitigated impacts are not unimportant impacts. They must be addressed, and there are significant costs involved. The current proposal forces these costs onto Mono County and its taxpayers.

This is not acceptable. Please deny the Tioga Inn project its current form. Thank you.

Ellen King
Mono County resident

From: [Kevin K](#)
To: [CDD Comments; bartshe@monolake.org](#)
Subject: Tioga Inn project
Date: Friday, June 26, 2020 3:50:33 PM

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Dear Supervisors,

Up until this point in human history, all growth has been considered a holy grail. It isn't, and the growth as planned at Tioga Inn is an example. It will destroy the character of Lee Vining. It will destroy the views. It will harm wildlife and people with increased traffic.

The fact that the developer has made no meaningful changes to the Tioga Inn plan should be a sign that the plan is not about the people of Lee Vining or Mono County. It is about profit. Profit like this is not "created", it is just being transferred from the community, whose lives will be adversely affected, to the project owner.

I have submitted comments previously on this project, as has the community, so this final comment is to appeal to your common sense and sense of decency. If you approve this project your names will be remembered as taking the wrong fork in the trail, a fork that will lead to an inflated cost of living, reduced quality of life, and another Walmart.

Sincerely,

Kevin Kingma

El Cerrito, CA 94530

2367 Alva Ave

From: [Paul Paul](#)
To: [CDD Comments](#)
Subject: Local Disapproval of New Hotel in Lee Vining, ca
Date: Friday, June 26, 2020 3:16:33 PM

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To Whom it may concern,

I am writing to voice concern in regards to a hotel project, which, as a consequence of its construction, is to degrade the integrity of the natural conditions around Lee Vining, CA. Though I do not live in Lee Vining, I am very much so attached and dependent on the overall beauty and conservation of special places around the Sierra Nevada Mountains. I work seasonally in Yosemite National Park in the back country, have worked for a pack station in the area, and have recently completed Forestry and Natural Resource programs from Columbia Community college. I plan on living the rest of my life in these mountains and must voice my concern. I do not want Lee Vining to turn into another Mammoth Lakes, Ca. Thank you for your time and consideration.

Sincerely,

Paul LeBourgeois

From: [Mark Lindberg](#)
To: [CDD Comments](#)
Subject: Comment for the Tioga Inn Project
Date: Friday, June 26, 2020 4:03:46 PM

CAUTION: This email 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 register my opposition to this project. This is an area I have visited numerous times over the 60+ years I have been a California resident. I have always loved the beauty, the quiet, the wildlife, and the dark star-studded night skies ... and supporting the local businesses in Lee Vining and nearby June Lake.

Building this lodge would degrade the experience that so many of us come to this region for. There really is no place like it in the world.

I hope you will vote to reject this proposal, for the sake of those who love this area, and the future generations to come.

Respectfully,
Mark Lindberg
255 Beverly Drive
San Carlos CA

Sent from my iPhone

From: [heather ljung](#)
To: [CDD Comments](#)
Subject: Vote NO or modify Tioga inn project
Date: Friday, June 26, 2020 3:30:57 PM

CAUTION: This email 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,

Please vote no on the Tioga Inn Project.

Or at least, modify it to include a safe connection to town (bike path/walking trail is feasible), and screening of some type to mitigate the disrupted view from South Tufa, a world class tourist destination, and all around the Mono Basin.

As a life long visitor to the Mono Basin, I love experiencing the night skies full of stars, unpolluted by developments, every summer when I come. There are so many reasons to oppose this project.

Thank you for listening to your community.

Sincerely
Heather Ljung

From: [Mary Ljung](#)
To: [CDD Comments](#)
Subject: Tioga Inn Specific Amendment #3 and Subsequent EIR
Date: Friday, June 26, 2020 4:19:15 PM

CAUTION: This email 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 Supervisors,

I am writing to strongly urge you to reject the amendment at issue for your vote on June 29 and/or 30. The applicant is proposing a second, larger town, separated from the existing Lee Vining without providing any solution for the dangerous conditions this will create for anyone moving between the two locales by car, cycle, or on foot. These dangers will create problems for the county forever. I join the many community folks who commented in opposition to this amendment at earlier public meetings and to the planning commission, once again, urging you to reject this amendment.

Sincerely,
Mary Ljung

From: [Natalie Macris](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Friday, June 26, 2020 5:02:02 PM

CAUTION: This email 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:

As a frequent visitor to the Lee Vining/June Lake area, I have followed the Tioga Inn project for several years.

The June 24, 2020 open letter from the Mono Lake Committee and others raises important issues that I hope you will consider. The letter poses serious questions about the project's environmental and fiscal impacts, its consistency with the Mono Basin Community Plan, the planning process to date, and ways to improve the development plan.

This project could have an enormous impact on the beauty and character of the Lee Vining area—a precious place to me and many others. Please tread carefully!

Sincerely,

Natalie Macris
San Francisco, CA

From: [Ralph Mendershausen](#)
To: [CDD Comments](#)
Subject: Opposing the Tioga Inn project
Date: Friday, June 26, 2020 4:27:16 PM

CAUTION: This email 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 50 year residents of Mariposa County. We have often driven to Mono Lake over the Sierra Nevada to enjoy the stunning changes of scenery, landscape, air, and wildlife. This, yours, is a different and unique world for us that makes for memorable and remarkable experience. We find it appalling that this vast, vague, and half baked development project has come so close to threatening that which brings us over the mountains! The values of your community and your environment must come first. Please reject this project. As proposed, it simply does not fit in! Why would you allow a huge eyesore to threaten what makes you great and create so many problems you cannot afford to resolve? Why would responsible community leaders open this Pandora's Box?

With great concern for the future of the Mono Basin,

Ann and Ralph Mendershausen

From: [bob.minor](#)
To: [CDD Comments](#)
Cc: [robert.minor](#)
Subject: We oppose the Tioga Inn project
Date: Friday, June 26, 2020 6:46:29 PM

CAUTION: This email 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,

As long time visitors to Lee Vining and Mono Lake we strongly oppose the Tioga Inn Project.

We agree wholeheartedly with the residents and business owners of Lee Vining that the proposed plan is not acceptable.

thank you

Bob and Jeanie Minor

bobminor@comcast.net
1409 holly st
berkeley ca 94703
510 309 5823



Mono County Board of Supervisors
Via cddcomments@mono.ca.gov

June 26, 2020

RE: Tioga Inn Specific Plan – Amendment #3 and Final SEIR

Dear Honorable Supervisors,

Thank you for this opportunity to comment on the proposed amendment to the Tioga Inn Specific Plan. Mammoth Lakes Housing, Inc. (MLH) is a regional nonprofit community housing development organization (501c3) serving Inyo, Mono, and Alpine counties. Our organization has expertise in housing development, state/federal grants, and housing program development and services such as emergency rental assistance and first-time homebuyer loans.

On Thursday, June 25, 2020 the MLH Board of Directors held a special meeting at which they discussed the proposed amendment to the Tioga Inn Specific Plan. We have the following recommendations:

- 1) We believe that it could be clearer that the project is intended to be rented at rates that will be affordable to project employees and area residents. Affordability is critical so that our community members are not spending a disproportionate amount of their income on housing expenses (no more than 30% is the Federal standard), becoming cost-burdened and therefore unable to afford other necessities such as clothing, food, medicine, etc.
- 2) Additionally, the Board feels that providing housing for those employees generated by the hotel and restaurant components of the Specific Plan that they can afford is critical to reducing vehicle-miles travelled and corresponding pollution in Mono County.
- 3) We commend the property owner for including community housing in the Specific Plan amendment. We suggest that the owner partner with Mono County and other relevant organizations to seek grant funding to ensure that the housing is affordable to our residents in the long-term.
- 4) Lastly, the Board wanted to address the negative stigma often associated with workforce/community/affordable housing. Some of the public comments have mentioned additional “screening” for the housing project. While preserving the

natural environment is important, it is our hope that this community housing project will be a place that residents are proud to call home and Mono County is proud to showcase as an affordable, safe place for our friends, neighbors, and workforce to live. We do not recommend any amendments to the project that would derail, delay, or unreasonably increase the project costs.

Thank you again for the opportunity to comment.

Sincerely,



Kirk A. Stapp, President

AYES: 4

NOES: 0

RECUSED: 1

ABSENT: 3

From: [Judy Obedzinski](#)
To: [CDD Comments](#)
Cc: [Jack Obedzinski MD](#)
Subject: the Tioga Inn Project
Date: Friday, June 26, 2020 5:31:30 PM

CAUTION: This email 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 Members of the Board,

Our family has been visiting the Mono Basin area for over 40 years. The pristine natural environment and the down home quality of the community make it a place of rest and renewal for us.

We have grave concerns about the environmental, social, and community impact of the proposed Tioga Inn project development .

We urge you to vote NO on this project !

Thank you for your consideration.

Jack and Judy Obedzinski

From: [Elizabeth Pelling](#)
To: [CDD Comments](#); bartshe@monolake.org
Subject: Tioga Inn Project
Date: Friday, June 26, 2020 3:32:34 PM

CAUTION: This email 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 Supervisions

As a home owner in Mammoth and supporter of the Mono Lake Lake Committee I want to resister my strong opposition to the Tiago Inn Project.

The enormity of the project would devastate the area and lead to economic hardship for Lee Vining.

Surely there are enough accommodations in the area of Mammoth Lakes and Lee vining to provide for the needs of those wanting to get to Yosemite National Park. We don't need yet another high end project for the wealthy. Scenic Land needs to he preserved for the people not given away to the developers.

Elizabeth A. Pelling

From: [Powell, Stephen G.](#)
To: [CDD Comments](#)
Subject: Tioga Inn development
Date: Friday, June 26, 2020 6:44:01 PM

CAUTION: This email 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 convey my support for the Mono Lake Committee's critique of the proposed development of the Tioga Inn. As a frequent visitor to the Mono Lake area (from New Hampshire), I feel strongly that the existing natural beauty of the area should be preserved. The proposed development could be made consistent with preservation goals, but this will require significant changes. Please insist on the appropriate changes. In the future I would like to visit the area again and enjoy the Tioga Inn, but not at the price of this area's unique beauty.

Stephen Powell

From: [Nancy Scott](#)
To: [CDD Comments](#)
Subject: Opposition to Tioga Inn Project
Date: Friday, June 26, 2020 3:57:28 PM

CAUTION: This email 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 have enjoyed staying in Lee Vining for years, exploring the countryside nearby and hiking the trails in Yosemite. The Tiago Inn project will threaten Mono Lake views and create harmful impacts for the Lee Vining community, Mono County and the gateway to Yosemite National Park.

I beg the Board of Supervisors NOT to approve this project!

Sincerely,
Nancy Scott
281 Bolinas Rd
Fairfax, CA 94930
415-456-1630
Scotts281@sbcglobal.net

Sent from my iPhone

From: [kevin spach](#)
To: [CDD Comments](#); bartshe@monolake.org
Subject: Tioga Inn
Date: Friday, June 26, 2020 4:48:58 PM

CAUTION: This email 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,

My name is Kevin Spach and I work in the high country of Yosemite and live in Mariposa County, I have for many years.

Lee Vining and Mono Lake have always impressed me not only with their natural beauty, but with the feeling of the community.

Having spend over a decade of summers in the area working high sierra tourism, I understand that tourist money comes with responsibility. The idea of the something the scale of the proposed Tioga Inn brings with it the a heavy burden of planning in terms of environmental impact and gaining approval of the local indigenous peoples.

I have seen little to nothing on either of those fronts and therefore am strongly opposed to the building of the Tioga Inn.

In addition, I am concerned with the water and power usage, as well as the pollution the construction will create.

Please DO NOT approve the project.

THANK YOU

Kevin Spach

From: [Matthew Stuckey](#)
To: [CDD Comments](#); bartshe@monolake.org
Subject: NO to Tioga Inn Project Comment
Date: Friday, June 26, 2020 4:18:21 PM

CAUTION: This email 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 afternoon.

I am writing to you today from Washington state. Mono Lake does not right now fill my eyes, but it does my heart. I have visited ever since I was a child. The property we visit is held by extended family and visited by many of us from around the country.

I understand that this proposed project will damage the scenic nature of the Mono Basin, compromise the safety of motorists, pedestrians, and cyclists, stretch the capacity of local schools and the volunteer fire department, and will saddle the Lee Vining Community and Mono County taxpayers with impacts and financial burdens that should be the responsibility of the developer.

The developer has rejected any proposed meaningful changes and obviously doesn't care about the community.

Thank you for your time and consideration.

-Matthew Stuckey, LAc

From: [Daria Tavoularis](#)
To: [CDD Comments](#); bartshe@monolake.org
Subject: Tioga Inn Project
Date: Friday, June 26, 2020 6:39:17 PM

CAUTION: This email 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 as a tourist who enjoys time in Mono City every summer. I love the area because of the unspoiled nature and beauty that would be negatively impacted by the Tioga Inn Project. The project would be a strain on natural resources and wildlife in the area. There are so few places on this earth that are protected in the way they should be from human greed and consumption. Thank you for protecting the Mono Lake area.

Sincerely,
Daria Tavoularis

From: [Gael Venn](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Friday, June 26, 2020 9:24:18 PM

CAUTION: This email 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 frequent visitor to Mono Lake, I would like to comment on the Tioga Inn Project.

This one of the worst schemes for that beautiful scenic area that could be imagined. Not only is a project of that size not needed, it will destroy the wonderful wilderness aura that makes the area so inviting.

It will have a negative impact on traffic, and cause more pollution of the atmosphere. Furthermore, It's just plain ugly and will stand out like a sore thumb!

There are lots of places to stay, buy gas, and eat in the area. They are close, and yet far enough away from the lake not to ruin the atmosphere. Why take revenue away from established businesses?

Please consider the impact on the area and do not approve this ridiculous undertaking. Listen to the voices of the people who love the lake just as it is.

Sincerely,
Gael Venn
5920 Baltusrol Drive
Gilroy CA 95020
Sent from my iPhone

From: [Scheereen Dedman](#)
To: [CDD Comments](#)
Subject: FW: Tioga Inn Project
Date: Friday, June 26, 2020 3:25:36 PM
Attachments: [image003.png](#)

Scheereen Dedman
Senior Deputy Clerk – Elections Assistant
County of Mono
760-932-5538 (office)
760-932-5531 (fax)
760-932-5530 (main line)
sdedman@mono.ca.gov



From: Shannon Kendall <skendall@mono.ca.gov>
Sent: Friday, June 26, 2020 3:19 PM
To: Scheereen Dedman <sdedman@mono.ca.gov>
Subject: Fwd: Tioga Inn Project

Get [Outlook for iOS](#)

From: Margy Verba <margyverba@hotmail.com>
Sent: Friday, June 26, 2020 2:49:49 PM
To: Shannon Kendall <skendall@mono.ca.gov>
Cc: Jennifer Kreitz <jkreitz@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>; Bob Gardner <bgardner@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>; Stacy Corless <scorless@mono.ca.gov>

Subject: Re: 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.

Apologies...this email was intended to go to my husband to let him know to whom he should address his email. I accidentally sent it to all of you. Oh well...can't take it back now.

Rather than officially resending, please consider the email I accidentally sent to be my comments on this matter.

Best,
Margy Verba

From: Margy Verba <margyverba@hotmail.com>
Sent: Friday, June 26, 2020 2:42 PM
To: skendall@mono.ca.gov <skendall@mono.ca.gov>
Cc: jkreitz@mono.ca.gov <jkreitz@mono.ca.gov>; fstump@mono.ca.gov <fstump@mono.ca.gov>; bgardner@mono.ca.gov <bgardner@mono.ca.gov>; jpeters@mono.ca.gov <jpeters@mono.ca.gov>; scorless@mono.ca.gov <scorless@mono.ca.gov>
Subject: Tioga Inn Project

Jack, below is my letter. Email to: skendall@mono.ca.gov.

Copy: jkreitz@mono.ca.gov, fstump@mono.ca.gov, bgardner@mono.ca.gov, jpeters@mono.ca.gov and scorless@mono.ca.gov

Dear Honorable Supervisors,

I am once again writing to comment on the Tioga Inn Project, this time specifically on the final Project analysis (FSEIR).

I am both a home owner and small business owner in the Mono Basin (specifically Mono City) and have lived here since 2002. My husband has lived here since the mid-1980s. Despite the fact that in many ways our lives would be much easier were we to move to Bishop (most of my work is down there, medical care, errands, etc.), we LOVE living here. We love the community and the *wild undeveloped* nature of the Mono Basin.

I have to say this is one of the more difficult comment letters I have ever written -- there are so many unknowns in the Project, that trying to address implicit rather than explicit possible outcomes is making my head spin:

1. After 27 years of an approved hotel/restaurant facility still not built, the developer is proposing to build workforce housing for staff. Why do we believe after 27 years that the hotel/restaurant will ever be built? What if, extrapolating from the recent past, it is never built?
2. We know that gateways to National Parks are popular locations for wealthy second home owners. If the hotel/restaurant is never built, how do we know the developed housing won't simply be sold to wealthy second home owners, significantly altering the character of our local community. We know what that looks like -- all one has to do is visit Mammoth Lakes or the communities surrounding Lake Tahoe. Even after all these years, I am still surprised when I visit either of those location, at the number of empty units!
3. If the restaurant/hotel is in fact built, will said hotel/restaurant staff even be able to afford to live there in the proposed housing? My income is considerably better than a hotel/restaurant worker, yet I would struggle to afford Eastern Sierra market rate. (NOTE: I do understand that 3% of the units will be affordable housing; it's the other 97% I am concerned about).
4. If the hotel/restaurant is built, and the staff can in fact afford to live in the proposed housing units, who will subsume the inevitable additional costs and strains on the community of Lee Vining, which will potentially quadruple in population size. NOTE: this is in fact, a rhetorical question; as the Project is currently laid out, the developer does not mitigate any additional costs, so it will fall to the Mono County tax payers.

Besides all of the above unknowns, here's what we do know:

1. We are a tourist based economy and the big draw, besides being a gateway to Yosemite, is the undeveloped nature of the Mono Basin. Like most locals, I have a large amount of visitors in the summers, and even some in the winters. My friends and family love visitin, and contribute to our local gas, food and lodging economy. Additionally, I am friendly and end up chatting with many tourists. Invariably, *everyone* comments on how fortunate we are to live in such a wild undeveloped place. A facility of the magnitude of the Tioga Inn housing units will have a huge, forever, visual impact on the wild undeveloped character.
2. The project will be visible, with potential glass glare and illumination, from South Tufa, the most visited tourist attraction in Mono County. I take everyone who visits me to South Tufa!
3. I am so happy to be in the 80% of Americans who can actually see the Milky Way. We know that a facility of this magnitude will adversely affect our dark night skies.
4. The intersection of highways 395 and 120 is already dangerous. This development will only increase the vehicular danger.
5. If in fact the housing is filled with workforce and their families, pedestrian traffic will inevitably increase between the Tioga Inn housing and "downtown" Lee Vining. I walked it once with a few small children. I was on edge the whole time, and cannot imagine ever doing it again.
6. This sets a horrible precedent for local communities working with the county. What is the point of doing a Community Plan -- a plan that many members of the community spent a lot of time and thought developing -- only to have it overridden by one developer.

I, and many others in the community, recognize housing is a big issue in Mono County in general, as well as specifically within the Mono Basin. To be clear, I do not have an "I got mine" attitude. There has been local community effort to address this issue. Rather than a questionable solution (does the Tioga Inn Project solve the housing issue, or rather does it simply introduce more problems?) essentially rammed down our throats, I would prefer to see a continuation of the local effort to create consensus around a solution.

Finally, due to the sheer magnitude of this project, both in terms of its scale and its essentially "forever" duration, it will have an enormous impact on the essential character of Lee Vining and the Mono Basin. I find it hard to believe a decision with so many unknown possible outcomes can justifiably be made given the magnitude of its impact.

Thank you for your consideration,
Margaret Verba

P.O. Box 88
Lee Vining, CA 93541

From: [Lisa Waag](#)
To: [CDD Comments](#)
Cc: bartshe@monolake.org
Subject: Tioga Inn Project Proposal
Date: Friday, June 26, 2020 5:05:59 PM

CAUTION: This email 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 Honorable Supervisors,

I'm writing to you as a concerned citizen and long time visitor to the Mono Lake area and the Lee Vining Community. I am opposed to the Tioga Inn project as currently designed. The Community and many other concerned citizens have gone to great lengths to propose feasible mitigations that could make this project acceptable. I believe it would be unfair to dismiss the input of so many concerned citizens, especially when the project as designed will present a financial burden to the Community and County taxpayers. Many communities, including mine, consistently require developers to mitigate as well as absorb the fiscal responsibilities for costs that their developments place on the local tax structure. Please consider the long term implications of this development as currently proposed.

Thank you for your consideration.

Respectfully,
Lisa Waag
Moss Beach, CA

From: [BRYAN WILSON](#)
To: [CDD Comments](#)
Subject: Tioga Inn proposed development
Date: Friday, June 26, 2020 3:36:00 PM

CAUTION: This email 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 Supervisors,

I object to the Tioga Inn proposed development in its current form. It is too much for the site and is a mistake. I urge you to consider the reasonable alternatives proposed by the Mono Lake Committee.

Sincerely,

Bryan Wilson
3444 Greer Road
Palo Alto, CA 94303

From: [Karen Anderson](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Saturday, June 27, 2020 9:19:18 AM

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

What this pandemic has shown us is the importance of communities both large and small to come together to support each other in combating this virus. As individuals, we have realized how important it is to be aware of and engaged in our communities. This heightened awareness has shown us very clearly how our communities in the past have allocated and directed their resources in ways both short-sighted and costly for members of the communities.

All too often we are told that proposed projects will create jobs and increase revenues for our community only to learn that the jobs were short term and the revenues not enough to pay for the increased costs to the community to support the project.

I am not against projects that will enhance my community, but those projects must work with the affected communities to develop a project that is both sustainable and profitable, a project that benefits the whole, not just a few.

Just look around the county. It is not hard to find projects that promised much, didn't deliver on those promises, and left the county with ongoing costs.

Approving the Tioga Inn Project as presented is "business as usual." It does not recognize that challenges of the times we are in; it does not value the input from the communities affected; and it does NOT demonstrate the leadership that is so needed during these times.

Karen Anderson

From: eleanorbade@gmail.com
To: [CDD Comments](#)
Subject: Mono Lake Tioga Inn Project
Date: Saturday, June 27, 2020 3:00:25 AM

CAUTION: This email 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 family, for four generations now, has experienced the wonderful view of the eastern side of our beloved Sierras from this important intersection. I am 93 years old but still remember the narrow one-way road with its pull-outs and switchbacks leading to Tioga Pass and Tuolumne Meadows. I used to imagine how it could have been a trail for the Native Americans crossing the Sierras on their way down into warm and comforting Lee Vining canyon. My father drove this early road, and I did too once I was grown, as have my children and grandchildren. The whole experience for me and my family was thrilling as we contemplated the panorama before us. As this natural wonderland stretched before us, we could envision many generations of people living and working in your magical land. Our family loved Lee Vining, where we could purchase supplies for our family camping and hiking trips. I even purchased blue jeans for my children in the Lee Vining general store, for their fall school semesters. The grand expanse of Mono Lake was before us always, as was the spectacular view of the Sierras behind us.

I believe you should reconsider the importance of the 'History of Place' that you have now, without many more commercial buildings. Perhaps you might consider how you can make Lee Vining itself a comfortable and appropriate resource for the whole area. I believe your attention to a love of this land, as so many of us have experienced it, will be recognized and loved by the future visitors too. It's a wild, wonderful, beautiful, part of California.

Sincerely,
Eleanor Jane Bade
33 Linda Avenue #2111
Oakland, California 94611-4819

From: [Steve & Mary Lou Bartoletti](#)
To: [CDD Comments](#)
Subject: No on Mono Lake Development
Date: Saturday, June 27, 2020 12:39:16 PM

CAUTION: This email 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 Bartshe Miller and County Supervisors,

Please consider the irreversible environmental damage that will occur if the developers build Tioga Inn. I realize that many areas of California need more housing for workers, but this is an example of using that to justify a project that is obviously planned to grow in the future. We need to protect our scenic, wild places, not deface them.

Sincerely,

Marietta and Stephen Bartoletti
Bartolettis@gmail.com

From: [Karina Bezkrornaia](#)
To: [CDD Comments](#)
Subject: Proposed Tioga development
Date: Saturday, June 27, 2020 9:12:56 AM

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

Just emailed this: As a tourist that frequents your County, I urge you to deny this project. The open space, beautiful views, and lack of development are what make Mono County a beautiful place and attract many tourists each year. Once a project like this is done, it cannot be easily undone- please preserve what you have that makes your area special.

Karina Bezkrornaia
Concert violinist and orchestra teacher.
Carlsbad, CA

From: bliss.thomas@gmail.com
To: [CDD Comments](#)
Subject: Tioga Inn Project - comment
Date: Saturday, June 27, 2020 10:55:18 AM

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

On June 29 the Board will be asked to vote on a resolution to override the concerns of local Agencies, residents, and the public in order to approve the Tioga Inn Project - which violates the Mono Basin Community Plan Vision and Principles - and accept its significant adverse impacts on the Mono Basin.

The final Project analysis shows it will create significant adverse impacts to local schools, the volunteer fire department, the safety of pedestrians and cyclists, traffic safety, the local deer herd and the visual integrity of Mono Lake and the gateway to Yosemite National Park.

The Project has raised widespread alarm by agencies such as the Volunteer Fire Department, Eastern Sierra Unified School District, and the County Sheriff.

A yes vote on the override resolution will offload millions of dollars of unfunded obligations onto the community and taxpayers who will have to provide the development with expanded County services.

The Board should not override citizens and local agencies and accept permanent significant adverse impacts on our community. We all share a desire to provide affordable housing for our community members but this Project is not the solution.

The Project must not be approved as proposed. If the Board determines that fixing the Project is worthwhile, require the Developer to work with the community to accomplish a redesign that mitigates significant impacts and aligns with the vision and values of the Mono Basin Community Plan.

Thank you.

Thomas Bliss
(Frequent visitor to Mono County)

From: [Ray Burks](#)
To: [CDD Comments](#)
Subject: preserve and protect Mono Basin
Date: Saturday, June 27, 2020 1:13:39 PM

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

Greetings

As a long time California resident and tax payer I want to add my voice to those wanting the beauty of Mono Basin preserved. Please vote down the Tioga Inn project.

Regards
Ray Burks

From: [Cris Chater](#)
To: [CDD Comments](#)
Subject: Tioga Inn Development
Date: Saturday, June 27, 2020 7:45:16 AM

CAUTION: This email 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 completely oppose the Tioga Inn Development.
Cris Chater
PO Box 1
Independence, CA 93526
760-579-2967

Sent from my Strider phone
<https://striderandindy.com/>

June 27, 2020

Mono County Supervisors
Bridgeport, CA

Via email

RE: Tioga Inn Specific Plan Amendment

Dear Supervisors Corless, Stump, Peters, Gardner and Kreitz:

Three times in the past 20 years, we considered relocating to Mono County when job opportunities were enticing. Before moving, we looked at Mono County's underlying structural problems, such as inadequate tax base, the undependable tourist economy and weak housing infrastructure and ultimately passed on the jobs as too risky. But we still love Mono County and sympathize with your struggle to address these challenges. My current work includes analysis of planning projects and potential community benefits.

When there are significant environmental impacts, in order to declare a statement of "over-riding necessity," the governing body must declare some sort of community benefit. What will Mono County and Lee Vining gain? It seems to me that **this projects fails the test of a specific economic, legal, social, technological or other benefit.** Property tax is not enough.

What community benefits did you negotiate?

1. How will this apartment complex serve as a community benefit to the workforce of Mono County? It does not appear to solve Lee Vining's housing problem.

"Employer assisted housing" allows the employer to restrict units to employees. School districts and hospitals have used this strategy. "Affordable housing" restricts rentals to tenants to those who have specified income. They can come from anywhere; they don't have to be local or employees of the hotel or restaurant. "Market rate" does not restrict tenancy at all.

- The proposed apartment project is 95% market rate even though the Tioga Inn Specific Plan of 1993 calls for a hotel and restaurant. Those maid, waitress, and retail jobs will be seasonal and mostly minimum wage. They will not be able to afford this apartment housing. **Where will the minimum wage workers live? Will they still be commuting from Bridgeport, Bishop, or camping in the National Forest? For whom is this project intended?**
- Under Fair Housing Laws, "Employer Assisted Housing" can be restricted to employees. However, this project calls for Phase 1 to house construction workers of the hotel who are not employees of the hotel but of the contractor. **Does the Fair Housing law allow the interpretation of employee to be stretched for a contractor's employees?**
- The planning staff report suggests that residents could work at Mammoth in the winter season. Yet, Fair Housing Laws require that people who stop working for the employer for more than a specified period must be removed from the "Employer Assisted Housing." Yet the staff report comments on how this housing will provide stability in housing. This suggests there is no plan for this apartment complex to be restricted to the employees of the hotel, restaurant, gas station and mini-market. **Then who will be renting these market rate units? How will tenants be selected? Is the apartment complex for employees of the hotel and restaurant or for non-employees who could be from anywhere?**
- The property owner has indicated a plan to sell the hotel and restaurant entitlements/development plans. Then there would be no legal employee/employee relationship between the apartments and the hotel/restaurant. **Under Fair Housing laws, this apartment project must be open for rental to ANYONE with the ability to pay.** Wealthy technology folks from the San Francisco Bay Area or beyond will be able to rent. What a beautiful view

they will enjoy. **How will this apartment complex with no restrictions solve Mono County's workforce housing shortage? How will it not exacerbate the workforce housing shortage?**

2. How will the project provide a community benefit to the Eastern Sierra Union School District and its students?

- The financial analysis within the staff report indicates that the increase in property tax from the apartments, hotel, and restaurant will not cover the cost of forecasted staffing needs. Developer fees will pay for the portable classroom. Forecasted enrollment numbers indicate that Lee Vining school will increase their student:teacher ratio beyond state guidelines.

3. How will the project provide a community benefit for Lee Vining's tourist industry?

- Lee Vining's tourist industry is comprised of two populations—those who come for Mono Lake and its wildlife, and those who drive through town to go to Yosemite. The people who come for Mono Lake are going to notice the impacts of the apartment complex, and the hotel and restaurant. Some will be offended. Those who came for Mono Lake's Dark Sky will be angered and will head elsewhere for their next trip. Bird people will notice the light impacts. Deer people will fret over the impacts on the deer. Those who drive to Yosemite will note the commercialization. Ever since the Tioga Inn was constructed, the gas station, restaurant and stores were all impacted as many tourists didn't bother to travel into Lee Vining. The Tioga inn cannibalized business. **How will local businesses benefit from the apartment complex?**

4. What other economic benefit might result after the apartment building is built?

Although the apartment project is supposed to provide housing for construction workers for the hotel, what is the likelihood it will be built? The restaurant and hotel have been approved for nearly 30 years. The late 1990s was a boom time, and they didn't get it financed before the dot com crash. There was recovery and financing available between 2003 and 2008, and it didn't happen. There was some financing available from 2012 to 2018 and nothing. Now, COVID19 is here and there are huge impacts to the tourist industry. Lots of solo travelers are likely but no more busloads. What's the likelihood that any other economic benefit will occur from the Tioga Inn Specific Plan? I'm not holding my breath.

4. How will this apartment project provide a community benefit to improve the traveler's experience?

The apartment project will generate significant traffic impacts at the driveway for Highway 120. Consider the current Friday and Saturday traffic jams and fender benders. How often are the CHP and LV Volunteer Fire Department called out? It seems to me that I see something every summer weekend that I've been in town. Where's the data? **Where are the traffic improvements? Where is the agreement to put someone on Highway 120 to control the ingress/egress at those peak periods for these apartment dwellers, such as going to school, or commuting to work at Mammoth?**

5. How will the apartment project provide a community benefit for the traffic safety for pedestrians walking to Lee Vining?

Yes, Caltrans didn't follow through on building the improvements along Highway 395 from Highway 120 to Lee Vining. Yes, the overpass over Highway 120 has much more work must be done and the FinalSEIR doesn't guarantee the project will go forward, but why not ask for. Why not ask for funding for staff time to seek grant funding or legal time to negotiate a project completion from Caltrans and an easement from SCE? A three times per day shuttle is not sustainable.

5. What community benefit is guaranteed in the open space?

The staff report comments that open space is increase with this revision, but the net gain is only 0.7 acres. While there is more "Open Space Preserve," how is this guaranteed. Since 1993 this is the FOURTH revision to the plan.

The open space preserve could disappear on any given Monday with a vote of the supervisors. **For what reason did Mono County not demand a conservation easement on the open space preserve?**

6. What community benefit will be provided to compensate for the increased death rate of Lee Vining canyon deer herd?

Mitigation included suggest that there will be some reduction in deaths, but there will still be some deaths along Highway 395 as they are funneled through a narrower migration route. What will this project due to help with the health of the herd? Or the numbers? Or the safety of the driver along Highway 395? Or the hunter who wants a successful hunt from this Casa Diablo herd? The herd is much smaller than the 1960s and 1970s. What will this develop do to help?

SUMMARY

This project doesn't provide the community benefits that would make it worthwhile for the county to find overriding considerations to ignore the significant environmental impacts. This is a market-rate complex that can turn into tourist housing. Mono County needs permanent, deed-restricted affordable housing.

Sincerely,

/s/

Jean Dresden
San Jose, CA

From: [Dennis Escola](#)
To: [CDD Comments](#)
Subject: Tioga Inn development
Date: Saturday, June 27, 2020 8:13:58 PM

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Dear Mono County Supervisors,

We have traveled to and through Lee Vining for more than 65 years in our visits to the Eastern Sierra. As a child, in the '50's, (yes, driving the 23 miles of unpaved road from White Wolf to Tuolumne Meadows), my mother would drive us down the then much more intimidating Tioga Pass to Mass in Lee Vining on a Sunday.

We both remember when Mono Lake almost lapped the edge of 395 north of Lee Vining.

We have witnessed the decline of the lake level. We have also witnessed the strength and determination of the Lee Vining, Mono Lake Community to effect significant measures insuring the preservation of Mono Lake. This area and ecosystem are an irreplaceable natural resource and wonder.

We strongly oppose the proposed Tioga Inn project as an inappropriate and damaging development in this unique and sensitive area. We hope you will consider the long term consequences of approving this development, or withholding approval, for the benefits not only to future residents and visitors to Mono Basin, but most importantly, to the preservation of such a fragile and unique ecosystem.

Sincerely,

Jane and Dennis Escola

Murphys, CA

From: [Wendy Sugimura](#)
To: [CDD Comments](#)
Subject: FW: Tioga Inn comment
Date: Saturday, June 27, 2020 4:48:07 PM

From: Bob Gardner <bgardner@mono.ca.gov>
Sent: Saturday, June 27, 2020 7:59 AM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: FW: Tioga Inn comment

fyi

From: Claude Fiddler <claude.fiddler@gmail.com>
Sent: Saturday, June 27, 2020 6:49 AM
To: Stacy Corless <scorless@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>; Bob Gardner <bgardner@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>; Jennifer Kreitz <jkreitz@mono.ca.gov>
Subject: Tioga Inn comment

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Dear Supervisors

I'm sure that you all have heard and considered the arguments for and against the proposed Tioga Inn. You've weighed the problems and benefits associated with the project.

As with many of your decisions this is a tough deliberation. I urge you to place the concept of permanence into your vote for or against the project.

In my view, the permanent negative impacts of this project outweigh the positive. There will be no going back.

Sincerely,

Claude Fiddler

From: [Wendy Sugimura](#)
To: [CDD Comments](#)
Subject: FW: Tioga Inn Project
Date: Saturday, June 27, 2020 4:47:59 PM

From: Bob Gardner <bgardner@mono.ca.gov>
Sent: Saturday, June 27, 2020 7:59 AM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: FW: Tioga Inn Project

fyi

From: Nancy Fiddler <nordicnancy56@gmail.com>
Sent: Friday, June 26, 2020 11:40 AM
To: Jennifer Kreitz <jkreitz@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>; Stacy Corless <scorless@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>; Bob Gardner <bgardner@mono.ca.gov>
Subject: Tioga Inn Project

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Dear Mono County Board of Supervisors:

Here we are again, faced with the economic development vs sustainability conundrum. If Monday is the day that you will cast your votes for a major development that will forever change the character of the Mono Basin, I hope that you will spend your weekends thinking very hard about what it would mean to approve the Tioga Inn Project.

The dollar signs are easy to understand when considering a project of this magnitude. The same can be said about the need for employee housing in the county. But do we want to change forever the landscape, viewshed, community, and ecosystem that makes the Mono Basin so special? Are we ready for the increased traffic at the bottom of Tioga Pass? Do we want our visitors from all over the world to lose the viewshed that the Basin is so famous for? Are the Lee Vining schools ready for an increase in students? Are Lee Vining community members ready to change their lives forever? As our climate warms and wildfires become larger and more deadly, are we able to cover this? Who pays for this extra pressure and protection for the community?

As a resident of Mono County for 33 years, I am pleading for you to think through Monday's vote with the concerns of many of your constituencies in mind. Our county provides its residents and visitors world class recreation opportunities. We are not prepared for the impact that this private development will have on the Mono Basin.

Thank you at this moment and for your public service always.

Sincerely,

Nancy Fiddler
Crowley Lake

From: [Maria Francaviglia](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Saturday, June 27, 2020 10:29:35 PM

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Dear Mono County Board of Supervisors:

As an almost life long visitor to this area, I find that a project as is proposed for your consideration, would be detrimental to this particular environment. This is a very unique area and it would never be the same if this project were allowed to go forward. People could go elsewhere if they want "bigger and better" accommodations etc. I have appreciated the great outdoors with less of the conveniences and other bigger city offerings. The Mono Lake and Lee Vining areas should remain as is so that we can enjoy it as we have all these many years.

Thank you.

Sincerely,

Maria Francaviglia

From: [Goodrich, Tim](#)
To: [CDD Comments](#)
Subject: Tioga Inn- recommendation for denial
Date: Saturday, June 27, 2020 7:14:12 AM

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As a tourist that frequents your County, I urge you to deny this project. The open space, beautiful views, and lack of development are what make Mono County a beautiful place and attract many tourists each year. Once a project like this is done, it cannot be easily undone- please preserve what you have that makes your area special.

Tim Goodrich
Councilmember, City of Torrance

From: [Steve Hansen](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Saturday, June 27, 2020 2:55:49 PM

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No commercial development at Mono Lake.

Sent from [Mail](#) for Windows 10

From: [John Hauf](#)
To: [CDD Comments](#)
Subject: keep the Mono basin pristine
Date: Saturday, June 27, 2020 10:06:54 AM

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To whom it may concern:

I was shocked and saddened to learn of the extent of the proposed Tioga Inn project. I've been a long time customer of their store and restaurant and see no reason whatsoever for such an expansion. It seems a great overreach. All the services proposed are already available in Lee Vining and the fact that the developer will not budge on the proposal is outrageous. Please deny permission for this environmental disaster.

Thank you for your consideration.

John Hauf

From: [Judy Johnson](#)
To: [CDD Comments](#)
Subject: Tioga Pass Resort
Date: Saturday, June 27, 2020 1:38:05 PM

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PLEASE do not okay this project. We. Need. To. KEEP. This beautiful area as it is!!!! There are so few areas that are as beautiful and unpopulated that still exist in the Eastern Sierra.

I'm a longtime volunteer in Yosemite National Park and have seen so things change over the years with more visitation and cars even though the park service has tried to do something about it.

Thanks for listening,

Judy Johnson

From: jtfives@ca.rr.com
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Saturday, June 27, 2020 5:48:20 PM

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I would like to add my support for the Tioga Inn project. People working in Yosemite in the summer and in Lee Vining need a place to live. There is already development at the site with a large gas station and convenience store. I do not understand why groups like Friends of the Inyo and the Mono Lake Committee oppose every single proposed project in Inyo and Mono counties. I have been a member of both groups for years, but recently quit after seeing how their growing progressive political agenda deviates from their mission statements about stewardship of the Eastern Sierra.

From: [Deena Kastor](#)
To: [CDD Comments](#)
Cc: bartshe@monolake.org
Subject: Tioga Inn Project
Date: Saturday, June 27, 2020 5:17:33 PM

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To whom it may concern,

Could you please give the Tioga Inn Project a little more time before approving. Mono County, Lee Vining, and the Eastern Sierra as a whole, need to critically think as to whether projects like this align with local legislation, environmental initiatives, and community interests. I agree to broadening and building job opportunities, but our sensitive area requires that we critically think of the advantages and detriments a project, so loosely put together as this one, has on our recourses and projected impact statements. Please keep our community wild by nature, essential in its work force, and uber-thoughtful in the ways we develop.

Sincerely,
Deena Kastor
Mammoth Lakes resident (19 years)
Olympic Medalist and American Record Holder, marathon
NY Times bestselling author, [LET YOUR MIND RUN](#)

From: [terry kershaw](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Saturday, June 27, 2020 5:50:12 PM

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My wife Cheryl and I are opposed to the Tioga Inn Project. We consider ourselves part of the Mono Lake Community as we drive from our home in Sanger, California through Yosemite to the Mono Lake Basin and the east side of the Sierra Nevada Range yearly. The views of the lake and basin as we drive over Tioga Pass are absolutely stunning as there is nothing like Mono Lake and the basin anywhere else in the world. The DSEIR for the project states the fact that the hotel, apartments, and 30,000 gallon propane tank will essentially ruin the views along the Forest Scenic Area forever. Also, the impact of the hundreds of tourists and employees housed in the project would negatively impact the existing hotels and cafes in Lee Vining, as well as major safety issues for the pedestrian, bicycle and auto/truck traffic. The 300 % increase in population of Lee Vining will of course also negatively impact police, fire, health, and schools. The beautiful and calm city of Lee Vining will be destroyed if this project is approved.

Other negative impacts to the region that have not been addressed by the DSEIR include the polluting of the amazing night skies that will never be the same; migratory patterns of deer, noise pollution, and air pollution.

I have outlined just a few of the reasons why this project should be shut down as to approve it would be a mistake that would essentially ruin the existing environment forever.

Sincerely,

Terry and Cheryl Kershaw

2006 S Newmark Ave

Sanger, CA 93657

From: [Tim Kitting](#)
To: [CDD Comments](#)
Subject: Board of Supervisors Tioga Inn Decision
Date: Saturday, June 27, 2020 2:06:38 PM

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Board of Supervisors,

As a long-time visitor to the Mono Lake area, I implore you to listen to the local community, not the developers, and to support nature, not the dollar sign. Please:

Vote NO on the Tioga Inn project.

Thank you.

Tim Kitting
a concerned citizen of California

From: [Scheereen Dedman](#)
To: [CDD Comments](#)
Subject: Fwd: Comments to Mono County Board of Supervisors for Tioga Inn Project
Date: Saturday, June 27, 2020 12:39:47 PM

Sent from my Verizon, Samsung Galaxy smartphone
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From: Shannon Kendall <skendall@mono.ca.gov>
Sent: Friday, June 26, 2020 6:55:22 PM
To: Scheereen Dedman <sdedman@mono.ca.gov>
Subject: Fwd: Comments to Mono County Board of Supervisors for Tioga Inn Project

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From: Iris R Lombard <iris.rlombard@gmail.com>
Sent: Friday, June 26, 2020 5:52:55 PM
To: Shannon Kendall <skendall@mono.ca.gov>
Subject: Comments to Mono County Board of Supervisors for Tioga Inn Project

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The Tioga Inn project as proposed is a blight on the scenic Mono Basin, the gateway to Yosemite National Park, and the tiny community of Lee Vining. A project of this size and negative impacts will be an ugly scar on the vast open space of the Mono Basin. In this era of increasing understanding of the environmental consequences of inappropriate development on the entire biosphere a plan such as this should have been denied long ago, at its inception. The developer does not have a grasp of compromise or appropriate scale in a world class scenic area, and such a tiny town. It is time to deny an inappropriate plan based on taking public resources—scenic, monetary and recreational. This is an entirely appropriate time to say NO to a development based basically on creating more wealth for the already wealthy.

There has been more than adequate testimony from the residents, the public that loves this amazing and unique area, and the agencies involved in vetting this project. Additionally the planned development would create more traffic (vehicular, bicycle and pedestrian) in an area that already has significant traffic, depending on the time of the year. The adverse impacts of this proposed project are well documented.

My family and friends have been visiting the Mono Lake Basin for close to 50 years. I beg you to deny this project, or to demand it to be *radically* scaled back.

Thank you,

Iris Lombard and the

Lombard Hunter Family

From: [Gail Warwick](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Saturday, June 27, 2020 5:33:45 PM

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To Whom it May Concern,

As a residents of Mono County, we implore you to scrap the Tioga Inn project. Our county depends on tourism and the tourism depends on the untouched beauty of nature. It would be a travesty to build on the entrance to Yosemite and the abutting Mono Lake. The views would be horribly compromised from the nearby trails. I hope you'll give it a second thought if you think this inn is a good idea.

Sincerely, Gail and Jon Lonne Mammoth Lakes, CA

From: [Karen Loro](#)
To: [CDD Comments](#)
Subject: Tioga Inn Proposed Development Comment
Date: Saturday, June 27, 2020 9:25:14 PM

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To Mono County Board of Supervisors,

Regarding the Tioga Inn Project

I am a California resident of 45 years, a tourist, and frequent visitor to the Eastern Sierra, especially Mono Lake area.

I have read the "Open Letter regarding the Mono Inn Project". I agree with the points that are made in that letter and signed by business owners and local residents.

The points I especially agree with include :

Clearly Link Project Phasing to Actual Construction of the Hotel and Restaurant (for the points stated)

Provide a feasible plan for Foot/ bicycle traffic between town and the project to ensure safety for all and mitigate the obvious increase in traffic congestion at the Intersection that leads to the Park Entrance and the Project.

Require Complete Visual Screening from High-Value Tourist Destinations . Visitors DO Not want to view more buildings which is why a One Story complex makes sense with all the recommendations proposedi.e. minimize light pollution ,mitigate visual denegration of natural geographical features etc...

this project should NOT be approved as proposed by the developer , but solutions offered to mitigate the problems and issues of non-compliance need to be entertained and mandated .

thank you

Karen Loro

18221 Nubian Way
Nevada City ,Ca

530-265-4725

Lee Vining Fire Protection District

Post Office Box 246 Lee Vining, California 39541

19 June 2020

Honorable Board of Supervisors
Mono County
PO Box 715
Bridgeport, California 93517

RE: *Tioga Inn project concerns from the Lee Vining Fire Protection District*

Dear Supervisors,

First, thank you for taking the bold step to hold an in-person meeting to consider this proposed project. A project with as large and complex as this should require thoughtful, honest and unhurried discussion and consideration.

Founded in 1947, the Lee Vining Fire Protection District provides fire and BLS medical first response to the community of Lee Vining and adjacent public lands and communities. We are a small district staffed by approximately 12 volunteer fire fighters, two certificated EMTs, and operating on a budget of approximately \$60,000 per year. On average, the Department responds to 70 calls per year; half of these calls are requests for medical assistance with the remaining half split between traffic accidents and fire response.

The District is not in a place to oppose or support the proposed project, but the elected Commissioners of the District feel strongly that the District's previous concern regarding this project be strongly reiterated in the hopes of protecting the public, our firefighters and the integrity of our small, rural volunteer department.

In particular, we request your help in addressing two outstanding items of concern:

1. Protection of Public Pedestrian Safety; and
2. Emergency Access Road.

Protect Public Safety Through Meaningful Mitigation

The District strongly implores the Board of Supervisors to protect public safety by rejecting the current FSEIR's conclusion that "exposure of pedestrians & cyclists to unsafe travel conditions between the Tioga site and Lee Vining" and "impacts associated with turning movements from eastbound SR 120 onto northbound US 395", while "significant" are "unavoidable."

While we agree these impacts to public safety are "significant," they are not "unavoidable."

From our standpoint, public safety should not be willing sacrificed when very meaningful and achievable mitigations are possible.

In the case of pedestrian and cyclist safety, the Board should **require Mitigation SCVS 5.8 be amended to include planning, construction and maintenance of a connection to the existing sidewalk network in Lee Vining.** As written this public safety mitigation does not address the problem but only requests reservation of a right-of-way for a sidewalk while shoving the burden for completing and maintaining this critical safety infrastructure to the taxpayer rather than the project proponent.

The reality of the threat to public safety posed by creating a new, privately owned city housing upwards of 300 people outside of the existing community of Lee Vining is clearly established in the FSEIR and supported by fellow public safety agencies.

The current ‘shuttle’ mitigation at DSVCS 5.8(a-3) represent a similar half-measure as this ‘shuttle’ would only be required to be in service if and when the long-planned hotel receives an occupancy permit. What about the families who are supposed to occupy the workforce housing? Given the current phasing proposed in the document, this ‘shuttle’ mitigation protects no one until the entire, nearly three-decades old project is completed.

As people who live with a State highway as their main town street, we live the threat and outcome of high-speed traffic near pedestrians every day. You have the ability to affect real protection for future generations of families and tourists by requiring this project protect public safety by connecting itself to town from the start.

Following a similar strategy of accepting that “project impacts on the US 395/SR 120 intersection during mid-day conditions for the forecast opening year of 2023 [as] significant, adverse and unavoidable,” rather than pursue meaningful mitigations to protect public safety the FSEIR simply “deleted” “all traffic mitigation measures outlined in the DSEIR.”

We are troubled by this notion of ‘giving up’ when presented with direct, fully mitigatable impacts to public safety presented by the increased traffic congestion created by this complex project. **Very real traffic mitigations, such as the installation of a traffic circle at the intersection of 120 and 395 or other engineerable and proven traffic calming measures, must be included in any acceptance of this project.**

Require a Secondary Emergency Access Road

As currently proposed, the proponent is ‘voluntarily’ obtaining an easement to a one-lane, dirt SCE road connecting to Highway 120W approximately 1/2 mile uphill from the project site. While we support a secondary emergency access road as part of this project, we request that this critical public safety infrastructure be required to be fully deeded prior to any granting of grading or construction permits.

Additionally, we believe a required emergency access road should provide a real alternative route out of the project. Given past fire behavior in the area has driven east, downhill, from higher up in the canyon toward the project, we are concerned an access road that leads into the direction of probable fire does not address the issue. Rather than a voluntary route heading up canyon, the District requests an emergency access route providing an escape route to the east onto Highway 395 be included as a required project mitigation.

In conclusion, we see no justification for willingly accepting significant threats to public safety when there are measures that can be taken. The Lee Vining Fire Protection District respectfully requests you use your ability to help improve this project for the proponent, our community and the public by requiring real, meaningful and achievable mitigations that will protect public safety.

From: [Karen Melarkey](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project: I am opposed
Date: Saturday, June 27, 2020 5:49:07 AM

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

Your area—specifically the Mono Basin, Lee Vining area is extremely special. Allowing this project to proceed will only allow other developers to completely destroy what your Basin is all about—the wilderness and small towns of the Eastern Sierra.

Dot your hills with condominiums? Look what happened to Mammoth Lakes area? It's awful and now we NEVER VISIT THAT AREA! We come every year to camp at Lee Vining's grassy camp at the edge of town. We support all of the small businesses as we eat every meal out of camp. We hike, bike and take walks.

Please do not vote with the developer!
Karen Melarkey
6390 Galena Canyon Trail
Reno, NV 89511
775-343-5901

From: [G Dan Mitchell](#)
To: [CDD Comments](#)
Subject: Comment on Tioga Inn project proposal
Date: Saturday, June 27, 2020 4:34:10 PM

CAUTION: This email 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 frequent visitor to Lee Vining and I have been for decades. I stop for coffee, a bite to eat, to pick up supplies, get gas, occasionally stay at a local motel. I love the character of the place and more.

I am writing in opposition to the plan to Tioga Inn project. It will forever change the character of Lee Vining and, honestly, the “east side experience” that some many of us treasure. Making the proposal even worse is where it is sited, in a prominently visible elevated location.

I for one will never stay in the place — and I write that as someone who has stayed at several other lodgings in town.

Please make the right decision here.

G Dan Mitchell

From: [Jan Moran](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Saturday, June 27, 2020 12:30:11 PM

CAUTION: This email 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 live in the U.K. but have visited Mono Lake and the Basin area too many times to mention and make sure that anyone I know visiting Yosemite also visit Mono Lake.

As I have understood it, the area is protected. The crustaceans that live in the Lake are totally and utterly unique. That is the only place in the world they can be found. The birds that gather on the Lake to feed are a draw to human visitors. When the eco system alters because of the changes what then?

The very nature of Mono Lake is very fragile. Please be absolutely sure in your mind that the Lake will not be affected in any way by the changes .

There are so few places left in our world today where peace and serenity surround such a unique piece of water, please allow it to stay that way.

With kind regards

Jan Moran

Somerset,

United Kingdom.

Sent from Jan's iPad .

From: [Dani Nicholson](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Saturday, June 27, 2020 6:44:52 PM

CAUTION: This email 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 Members,

I am writing to express my opinion about the proposed project to build a hotel in the Mono Lake area. I am not in favor of the proposed project. I am concerned about the issues:

- 1) negative impacts to the area's traffic
- 2) negative impacts to the area's wildlife and natural beauty
- 3) negative impacts to the community

One of my greatest issues is the fact that the developers have not been open to changes as requested by the community, a very bad omen. I have lived in that wonderful area years ago and I treasure visiting there as often as possible because of the uniqueness of landscape, history and the community's commitment to keeping it wild while continuing to look to the future needs. I understand that development is important, but as evidenced from this current Pandemic, money isn't everything and in fact, far less significant than the health of the community and of the earth. It is because of our disrespect of nature and our greed that we are facing this existential threat as well as climate change threats. More now than at any other time, do we need to weigh the health of our communities, which I implore you to do with your vote on this issue.

In the town where I live, Cayucos, and on the road I live, Old Creek, an individual proposed a work/live project which was out of scale for the area. After years of discussions, we finally found agreement of a downsized project. Work together please.

Kind Regards,
Dani Nicholson

Sent from my iPad

From: [Stephanie Pfaff](#)
To: [CDD Comments](#)
Subject: Vote no on Tioga Inn project
Date: Saturday, June 27, 2020 11:34:00 AM
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 the Mono County Board of Supervisors:

Four years ago, my family visited Mono Lake and stayed in Lee Vining. We took the guided canoe tour and hiked the Panem Crater at sunset. We still talk about how magical the lake was and how beautiful and peaceful the surroundings were.

I am astonished that Mono County is actually considering a housing development for employees of a hotel and restaurant that is not even under construction.

I read that the *"FSEIR states that, despite design adjustments, the Project "will not reduce aesthetic impacts to less than significant levels" (p. 105). The Project impairs the scenic views from Mono Lake's South Tufa shoreline, the number one tourist destination in Mono County."*

Maybe because you all live in the county, you are jaded to the natural wonder in your own backyard. There is nothing like it in the world. So, why in the world construct ANYTHING that would detract from it's beauty?

I read the proposed mitigation that the developer rejected:

"Design Project so that no buildings are visible in the sightline from the South Tufa and Navy Beach shoreline. Restrict all building phases to one-story height. Relocate parts of the Project to other naturally screened locations on the large Project site. Use earth berms, grading, and other physical measures to physically block the sightline of buildings, windows, and any other elements that create reflection from morning and evening sun angles or transmit interior or exterior Project lighting. Limit grading to the amount needed for each development phase, rather than grading the entire site all at once."

The average life expectancy of multi-family housing is about 100 years. Mono Lake has existed for likely a million+. This is not difficult math.

Please vote no on this ill-conceived development.

Thank you-

Stephanie Pfaff
3666 Vista de la Bahia
San Diego, CA 92117

From: [Phillip Pistoresi](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Saturday, June 27, 2020 7:45:12 AM

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Dear Councilmembers,

As a tourist that frequents your County, I urge you to deny this project. The open space, beautiful views, and lack of development are what make Mono County a beautiful place and attract many tourists each year. Once a project like this is done, it cannot be easily undone- please preserve what you have that makes your area special.

Phillip Pistoresi

Madera County Resident

From: lizabeth36@att.net
To: [CDD Comments](#)
Subject: Toga Inn project
Date: Saturday, June 27, 2020 7:32:22 PM

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Dear Board of Supervisors:

Please reject the above project in its entirety. The Mono Lake Basin is one of the great wonders in the state of California. There is already a small commercial venue at the junction with the Tioga Pass Road. Any additional projects will destroy the scenic beauty of that area, ruin the night skies, and severely impact the small community of Lee Vining.

Pristine areas such as Mono Lake Basin are becoming more rare. Once the beautiful vistas in that area are ruined by huge man-made buildings, they will NEVER be the same. Let the developer move to an area which will not have such a huge impact on a wondrous vista like Mono Lake Basin.

Sincerely, Elizabeth Quinn, cabin owner near Tom's Place and long-time supporter of Mono Lake
(359 Meredith Avenue, Ventura, Ca.93003)

From: [RUSSELL RICHARD](#)
To: [CDD Comments](#)
Subject: Insist on better for the Tioga Inn project
Date: Saturday, June 27, 2020 2:03:01 PM

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Board Members:

I bonded with Mono Lake while on a family vacation in 1953, and I have been visiting Mono Lake yearly since 1976. I have stayed in all of the Lee Vining motels and eaten many times at all of the restaurants. Mono Lake's peace and beauty yearly restore my soul. I desperately hope that future generations of children and adults will continue to have the opportunity that I did.

I understand that there's a need to develop and increase tax revenue, but please, please do it in a way that protects Mono Lake's uniqueness. I do not believe the present plan does that well enough. Please hold out for better for future generations.

Sincerely,
Rick Russell
Santa Monica, CA

From: [Bob Russo](#)
To: [CDD Comments](#)
Subject: Statement against Proposed Tioga Inn Project
Date: Saturday, June 27, 2020 2:18:25 PM

CAUTION: This email 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:

We are writing today to express our opposition to the proposed Tioga Inn Project and asking you to please oppose it as well.

As out-of-town frequent guests to Lee Vining and Mono Lake, it is sad to hear of a project that would undermine the beauty of Mono Lake and potentially create adverse effects on the environment and Mono County.

A few things that have come to our attention are that this project could negatively impact the service levels of local schools, the capacity of the local fire department, the safety of pedestrians and cyclists in this prime vacation and recreation area, traffic safety, the health of wildlife populations, and the scenic value of Mono Lake and surrounding area. Additionally, it could strap Mono County residents with million of dollars in unfunded obligations for expanded fire, road, school, safety, and other County expenses.

To conclude, this area offers a unique geologic and climatic environment whose beauty is unlike anything that exists in the US. As temporary stewards of the land, it our duty to preserve it in its natural state as much as possible for future generations. Therefore, any development that would negatively impact this area should be rejected or modified to eliminate those concerns.

Thank you very much.

Bob and Valerie Russo
Gardnerville, NV

From: [Wendy Sugimura](#)
To: [CDD Comments](#)
Subject: FW: Tioga Inn Project
Date: Saturday, June 27, 2020 4:48:52 PM

From: Bob Gardner <bgardner@mono.ca.gov>
Sent: Saturday, June 27, 2020 7:59 AM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: FW: Tioga Inn Project

FYI

From: Jack Shipley <bodiejack2@gmail.com>
Sent: Friday, June 26, 2020 4:03 PM
To: Shannon Kendall <skendall@mono.ca.gov>
Cc: Jennifer Kreitz <jkreitz@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>; Stacy Corless <scorless@mono.ca.gov>; Bob Gardner <bgardner@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>
Subject: Tioga Inn Project

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Dear Honorable Supervisors of Mono County ---

Thank you for the opportunity to submit comments about the Tioga Inn Project, which is now being considered next to Lee Vining, California, in the middle of Mono County. The Mono Basin has been my home for the past 36 years, during which I have worked for the Calif. Dept. of Parks & Rec. (now retired), and serve presently as a fire commissioner for the Mono City V. F. D. I love the Mono Basin, Lee Vining, and Mono County, with all of its people, its history, and above all for its natural areas.

You have received many letters about the proposed project; the vast majority of them are negative, and with good reason. The project is so large, so poorly designed, and so completely dedicated to make a huge pile of money for the developers, while costing the County and us residents in many ways, that I believe the only proper course for Mono County is to reject the project in its entirety, and to do so as soon as possible. What about the problems it would generate in traffic, fire safety, education, social services, watershed, water use, pollution? What about public health? Can you imagine the nightmare of having a large, dense, multi-story housing area during a disease pandemic like the present? It would become one of those "hotspots" you see on the evening news, and would cause the entire county to go on total lockdown quarantine for months. Or years.

All of these issues have been explained by many other people better than I can do. The main

reason I oppose the project is that it would simply ruin Lee Vining, ruin the Mono Basin, ruin Mono County. We don't need to find some weak mitigations or minor changes to make an abominable project somewhat more acceptable; we just need to throw the whole thing out. And save our home. Thank you.

----- Jack Shipley, Mono City, June 25, 2020

From: [Jordan Sollitto](#)
To: [Michael Draper](#)
Subject: Tioga Inn Project
Date: Saturday, June 27, 2020 10:22:50 AM

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Attn Planning Commission:

As a June Lake resident half of the year, I wish to express my objections to the Tioga Inn project as currently envisioned. The Tioga and Mono area are treasures the likes of which there are no comparisons. Each and every change to them must be contemplated in that context. There simply must be a way to accommodate the developer's ambitions within the confines of Lee Vining proper rather than despoiling the area around the Mobil Station. I urge you to find an alternative.

Thank you.

Jordan Sollitto



Jordan Sollitto

Mobile: [818.406.5512](tel:818.406.5512)

Email: jordan@multibrain.net

Site: www.multibrain.net



jordan.sollitto

From: [Neenah Spellman](#)
To: [CDD Comments](#)
Subject: Tioga Inn project
Date: Saturday, June 27, 2020 8:02:40 AM

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I frequently visit your County and urge you to deny this project. I was glad to see and supported the revitalization of Mono Lake many decades ago, and after taking so for it to come to fruition, it would be a travesty to mar the beauty and appeal of the area... wide open space, spectacular views, dark night sky and lack of development, to name a just few. These are things that are natural to this area and cannot be manufactured or purchased. They are what make Mono County and the Mono Lake area an appealing place for me, and many other tourists, to visit, and to continue to. A project like this will do away with these things that make this area special, and once done and lost, cannot be undone or reclaimed.

I fervently urge you to please stop the Tioga Inn project from moving forward.

Regards,

Neenah

From: [Wendy Stock](#)
To: [CDD Comments](#)
Subject: Concerns about the Tioga Inn Project re. upcoming meeting on 6-26
Date: Saturday, June 27, 2020 1:49:55 AM

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

From: arya@monolake.org
To: wendystock@aol.com
Sent: 8/16/2019 12:18:25 AM Pacific Standard Time
Subject: Your comment letter to Mono County re: Tioga Inn

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

I visit Mono Lake and stay in Lee Vining yearly, for at least one week, in July or August. I am very concerned about how the Tioga Inn Project will affect the visual appearance and views in the gorgeous area.

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

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

community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.

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

Name

Wendy Stock

Address

1306 Bay View Pl
Berkeley, CA
94708

Email

wendystock@aol.com

From: [Richard Tetley](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Saturday, June 27, 2020 10:36:40 PM

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Mono County Board of Supervisors,

I'll try to keep this short. I have been visiting the Mono Lake area and Yosemite Park via the Tioga Pass road for decades. I comment to friends, relatives and acquaintances what a wonderful drive can be had and the exhilarating experience of dropping down the east side of Yosemite Park from Tioga Pass. Continuing on to the Mono Basin Scenic Area Visitor Center and surrounding area clearly gives a contrasting view only affordable by a unobstructed panorama of the desert and the marvelous view of Mono Lake geology and its associated wildlife.

I am adamantly opposed to this project. I don't travel to this area to be surrounded by people, fast food and gas stations. I suggest that a large number of people traveling down Highway 120 don't want to be greeted by The Tioga Inn Project between them and Mono Lake. Lee Vining is a functional existing town and would likely be sensitive to a large competitive nearby development. So I wonder just who benefits the most from the Tioga Inn Project.

The Tioga Inn Project has been in the works for a long time and impressions about this expansion have matured. With this in mind it is hard to imagine how this development will have little negative effect on the scenic properties of the highway 120 395 junction. Proposed additional building as indicated here would be most detriments to the open air quality enjoyed by most.

“After a 23-year hiatus, Mobil Station owners Dennis & Jane Domaille have recently begun to work with Mono County to secure the necessary approvals to add components to an already-existing specific plan, which was approved in 1993. The specific plan already allows a two-story 120-room hotel and a 100-seat restaurant. The Domailles are proposing to change the plan to allow a three-story 120-room hotel, two large restaurants, and other details. The existing Whoa Nellie Deli would remain in operation.”

One can live with the present Whoa Nellie Deli but not this proposal. Should this project be approved many will likely avoid the area in the future and spend their money elsewhere.

Most sincerely,
Richard Tetley

From: [adamt314](#)
To: [CDD Comments](#)
Subject: Support for the Tioga Inn Project
Date: Saturday, June 27, 2020 8:20:37 AM

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I'm writing I'm support of the Tioga Inn project. This project supports the needs of the community in a tasteful and meaningful manner. It would be a welcome addition to Mono County.

Regards,
Adam Thomas

From: [Mike Wright](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Saturday, June 27, 2020 8:34:26 AM

CAUTION: This email 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 day,

I sent a comment about this project last summer. It pains me to have to take the time to do so again due the egregious greed of a few who have dollar signs in their eyes instead of the beautiful views of the mono basin. Sure the views from such a hotel would be beautiful but for everyone else it is a huge blemish on our landscape. We cannot allow such inappropriate and inconsiderate development to occur.

The argument for economic growth means nothing when you mar the very thing that is attractive about this area.. We are already hosting far too many visitors, we need to put a cap on it at some point. Take a look around on this busy weekend. Its a firkin zoo already.

Also the other argument for economic growth means nothing to me as a building contractor I would never volunteer my services for such an atrocity of a project.. The scope of that project is far more industrial than what I would ever care to construct in this beautiful area. No doubt the construction dollars would not go into our local economy and it would bring in labor forces who are known to not be considerate of our environment. I've seen it first hand on large scale projects in mammoth.. the surrounding areas are heavily littered.

I give this project a big thumbs down!

Thanks for listening,

Mike Wright

Mike Wright
Wright Electric
C-10 Lic# 927192
wrighton@junelakeloop.com
760-914-2033

From: [Jeri Zemon](#)
To: [CDD Comments](#)
Subject: Tioga Pass Inn
Date: Saturday, June 27, 2020 1:27:58 PM

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To Mono County Board of Supervisors,

I live in Sonora and I am a frequent visitor to Lee Vining. I enjoy camping, lodging, hiking and dining in the Lee Vining area. I urge you to not allow this hotel complex to be built as proposed by the developer. Lee Vining is known for its charm and scenery. This complex at the bottom of Tioga Pass will ruin serenity of the area.

I support building smaller lodge and employee housing that fits in the landscape. The increased traffic and lighting will deter from the natural scenery. Lee Vining is known for its environmental protection not exploitation.

Please do not approve this awful plan.

Sincerely,

Jeri Zemon
Sonora, Ca

Sent from my iPad

Dear Mono County Board of Supervisors.

Please consider these comments about the proposed Tioga Inn project. I am writing to you as a concerned architect as well as a regular visitor to the Mono Basin / Tioga Pass area. I believe that the scale and siting of this proposed project pose an environmental threat to the Mono Basin. I urge you to deny approval of the project.

As an architect, I have devoted three decades to community service and environmentally appropriate design. In recognition of my national community service, I have been honored with Fellowship in the American Institute of Architects, a rare distinction. In recognition of my environmentally appropriate design expertise, I was designated as one of the first LEED (Leadership in Energy and Environmental Design) Accredited Professionals. In my opinion, the proposed Tioga Inn project would be devastating to the environment and the future of this vibrant small town due to its giant scale at 300% the population of Lee Vining and its inappropriate siting on the moraine ridgeline above the town.

As a regular visitor, I recognize that my opinion might not be given as much weight as the opinion of a local resident. I wish to emphasize that my family has visited the area annually for the past 30 years to camp and hike. The beautiful high desert and alpine landscape is like our second home. My two daughters have spent summer vacation there every year. It is the highlight of the year for them. My youngest daughter plans to be married there because it means so much to her. To approve a project at the scale of the proposed Tioga Inn in its prominent location would be to damage forever a special place. This special place means even so very much more to the townspeople of Lee Vining than it does to my family. It breaks my heart to think of destroying this special place with a development like this.

I urge you to deny approval of the Tioga Inn project. An appropriately modest development of the existing site to serve the town and visitors was already approved in the past. This new proposal goes far beyond the earlier development plan and expands it to a ridiculous and calamitous degree.

Sincerely,

David Alpert

David Alpert, FAIA, LEED AP
1335 Milvia St.
Berkeley, CA 94709
510/918-7083
dalpert1335@gmail.com

From: [Scheereen Dedman](#)
To: [CDD Comments](#)
Subject: Fwd: Tioga Inn Project Impacts on Mono Lake
Date: Sunday, June 28, 2020 8:56:24 AM

Sent from my Verizon, Samsung Galaxy smartphone
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From: Shannon Kendall <skendall@mono.ca.gov>
Sent: Sunday, June 28, 2020 6:42:35 AM
To: Scheereen Dedman <sdedman@mono.ca.gov>
Subject: Fwd: Tioga Inn Project Impacts on Mono Lake

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From: Jo Bacon <jo@eccotone.net>
Sent: Sunday, June 28, 2020 6:34:44 AM
To: Stacy Corless <scorless@mono.ca.gov>; Bob Gardner <bgardner@mono.ca.gov>; Jennifer Kreitz <jkreitz@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>
Cc: Shannon Kendall <skendall@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>
Subject: Tioga Inn Project Impacts on Mono Lake

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Dear Supervisors,

Tomorrow you will be making decisions on a project that will irreparably change one of the world's natural treasures. While smart, careful development is needed in Mono County, it must be done with the protection of the current status and existing conditions the project impacts.

Not enough mitigation has been included to lessen the impact on the special scenic quality of Mono Lake. The State Water Resources Board made a decision to protect Mono Lake in the historic decision many years ago. The idea that the scenic quality of the area and the public ownership of public lands was a landmark decision at the time. You need to continue in this effort.

I have been a volunteer interpreter at South Tufa for seventeen years. The beauty of this area brings us local, US, and International tourism on a scale that we can't afford to disregard. Changes to the landscape such as morning reflections on glass windows that would be seen from Mono Lake will damage and disrespect the ethereal quality of the area that we are trying to preserve.

This is only one of the many areas in the EIR where mitigations are inadequate. A project that has fifteen pages of mitigation measures is not ready. Please send this project back for further mitigation of the impacts.

Jo Bacon
Mammoth Lakes

Mono Lake Volunteer since 2004

From: [Richard Beebe](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project, Lee Vining - public comment
Date: Sunday, June 28, 2020 11:54:50 AM

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Dear Mono County Supervisors,

As a frequent visitor to the Eastern Sierra, since 1978, I have a long-standing passion for the Mono Lake/ Basin environments, and the Lee Vining community.

On June 29 you will be asked to vote on a resolution to override the concerns of local Agencies, residents, and the public in order to approve the Tioga Inn Project and accept its significant adverse impacts on the Mono Basin.

The FSEIR shows that the Project, as proposed...

1. ignores public input,
2. disregards the guidance of the Mono Basin Community Plan,
3. refuses to pay its own way,
4. will create significant adverse impacts to the service level of local schools, the capacity of LVFPD, the safety of pedestrians and cyclists (between the project and Lee Vining), the traffic safety at a major highway intersection (Ca 120 & US 395), the health of the local deer herd, and the visual integrity of Mono County's prized scenic and economic resource—Mono Lake and the gateway to Yosemite National Park.

* A vote to override and ignore these impacts and public concerns will not make them go away.

The project is intertwined with construction of the Hotel and Restaurant; FSEIR doesn't include the Hotel and Restaurant, which impacts the use of the proposed housing doesn't it?

Thank you,

Richard D. Beebe

rbphoto@pacbell.net

...photographer -

.....N. California

...photography instructor -

.....Grand Theatre Center for the Arts,

.....Tracy, Calif.

(and creator/leader, Mono Lake Camera Walks for the State Reserve, 1984-1989)

<http://www.facebook.com/pages/RBeebePhoto/293447436890>

From: [Carol Blanchette](#)
To: [CDD Comments](#)
Cc: [Bartshe Miller](#)
Subject: Objection to Tioga Inn project
Date: Sunday, June 28, 2020 10:50:08 PM

CAUTION: This email 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 Supervisors -

I am writing to voice my concerns over the proposed Tioga Inn project. This project is poorly planned and will have a variety of negative impacts on the Mono Lake area and Lee Vining community ranging from safety concerns to wildlife to the destruction of the scenic beauty of this amazing region. I am not in favor of this project and I hope that you will consider voting no on this project.

Thank you,
Carol Blanchette

Carol Anne Blanchette
1016 Mount Morrison Rd | Mammoth Lakes, CA 93546
cablanchet@gmail.com

From: [Paula](#)
To: [CDD Comments; bartshe@monolake.org](#)
Subject: Tioga Inn project
Date: Sunday, June 28, 2020 12:20:59 PM

CAUTION: This email 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:

I have serious misgivings about the Tioga Inn project, which is likely to have a negative effect on the quality of life of local residents, not to mention the fragile local ecosystem.

Please do not let the project proceed, or at least require the developer to change it in ways that will cause minimal harm to the environment and to the local community.

Thank you for considering my objections.

Sincerely,
Paula Block-Levor
Mono Lake supporter

From: [Kathy Broesamle](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Sunday, June 28, 2020 6:31:20 PM

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

June 28, 2020

Dear Board of Supervisors,

My husband and I own a cabin in the Wawona area of Yosemite National Park and for several years, my extended family has spent two weeks each summer renting two cabins at the Lake View Lodge in Lee Vining. I am familiar with both the South Entrance to Yosemite and the East (Tioga Pass) entrance. Because of this familiarity, I have a unique view of what has happened in the gateway community of Oakhurst (which is the nearest town to our Wawona cabin, and what I fear will now happen in Lee Vining, which we cherish for its beauty and charm.

Oakhurst used to be a quiet and rustic community which contributed to the ambiance of the Sierra foothills; now it is teeming with motel rooms, chain stores and traffic. No one would choose Oakhurst as a place to spend a vacation; it is a wide spot in the road for overflow visitors to Yosemite.

Lee Vining maintains the high desert atmosphere and serenity which we love, and which leads us to spend our vacation dollars in its hotels, stores, and restaurants. It is quiet and dark at night. The small homes on each side of the main street are funky and attractive, a remnant of a bygone era. If the Tioga Inn project is approved, it will fundamentally change the character of the area. There will be increased lights sweeping over Mono Lake at night and increased traffic which will imperil local wildlife and (since it is set off from the town of Lee Vining), pedestrians.

The Tioga Inn will become an overflow facility for people visiting Yosemite, as Oakhurst is for Yosemite's South Entrance. Someone will probably make a lot of money, but it will be at the expense of the lovely hamlet of Lee Vining.

Lee Vining needs affordable housing for the folks who live and work in the area. The Tioga Inn proposal is unclear as to what and how much employee housing it will provide. It certainly does not state that it will provide anything affordable for the community.

Please deny this project and instead look for projects which complement the beauty of the Mono Lake and provide affordable housing for its residents.

Sincerely yours,

Katharine Broesamle

3945 Thacher Rd.

Ojai, CA 93023

From: [Michael Brundage123](#)
To: [CDD Comments](#)
Cc: [Michael Brundage](#)
Subject: TIOGA INN DEVELOPEMENT PROPOSAL
Date: Sunday, June 28, 2020 11:49:57 AM

CAUTION: This email 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 Supervisors

REGARDING: Tioga Inn Project

Hello,

I would like to add my voice as a long time regular visitor to Mono County to request that Tioga Inn NOT be given a green light to develop their current proposed project.

The buildings and associated parking, sevice areas, etc. will visually dominate the landscape for many miles. The unique landscape surrounding Lee Vining, Mono Lake and the Rush creek drainage will not 'absorb' this huge developement.

Please think about the various commercial developements in our state that have been allowed to be constructed that are totally out of character with their surroundings (many Tribal casinos are good examples).

I truly believe that the economic downside to tourism due to destruction of the 'Open Space' character of the current site will offset the potential for tax revenue increases from the Inn over the long haul.

Please let your decision be made on long term health of the environment ...recognizing that it is indeed the 'environment' that brings folks to your beautiful county. Another big box hotel/restaurant does not reflect the unique character of your county.

There is no 'going back' once a project like this is approved.

Regards,

Michael Brundage
Santa Barbara, Ca.
6/28/20

From: [Louis Bubala](#)
To: [CDD Comments](#)
Subject: Opposition To Tioga Inn
Date: Sunday, June 28, 2020 9:32:47 PM

CAUTION: This email 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 stand with the Mono Lake Committee in opposition to the proposed Tioga Inn project. We are fortunate to leave nearby in Nevada, and we visit Lee Vining at least twice a year. Our kids grew up playing Lee Vining in sports, the beauty of small school sports. This is a wonderful area, and we don't want to see this kind of development.

Thank you,
Louis Bubala III
Jill Strawder-Bubala
Louis Bubala IV
Zora Bubala
Maylyn Bubala
2040 Brenda Way
Carson City, NV 89704
775-223-7641
lbubala@gmail.com

From: [Karen Case](#)
To: [CDD Comments](#)
Subject: Comment on proposed Tioga Inn project
Date: Sunday, June 28, 2020 10:06:26 AM

CAUTION: This email 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:

You may not think of the Mono Lake area in the Eastern Sierra as special but John Muir petitioned to have it be part of Yosemite National Park when he was advocating for a protected Yosemite. I've been visiting the Sierra and Mono Lake all my life and have valued the beauty and special habitat that it is for wildlife.

I urge you to deny any new project and any new building that is being proposed. The sanctity of the area would change radically and cause deleterious effects for wildlife and the terrain in this area. This is an ethical decision that is crystal clear to me and I would be outraged at approval of this disastrous proposal to denigrate this precious land. Protect it please!

Thank you.

Sincerely,
Karen Case
Clayton, CA
Mono Lake Committee Member

From: [K Checkley](#)
To: [CDD Comments](#); bartshe@monolake.org
Subject: Opposition to Tioga Inn proposed development
Date: Sunday, June 28, 2020 2:04:49 PM

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

Dear Honorable Supervisors

I oppose the Tioga Inn proposed development (the Project) because of the significant adverse impacts.

The Project will have a detrimental impact on the infrastructure and the local resources as described in the Final Supplemental Environmental Impact Report (FSEIR) which shows that the Project will create significant adverse impacts to the service level of local schools, the capacity of the volunteer fire department, the safety of pedestrians and cyclists, the traffic safety at a major highway intersection, the health of the local deer herd, and the visual integrity of Mono County's prized scenic and economic resource—Mono Lake and the gateway to Yosemite National Park.

Additionally, the Project is not compatible with the Mono Basin Community Plan. It undermines the core Community Plan values of "small compact communities" featuring a walkable town, "safe, friendly communities" and "a healthy natural environment" that includes scenic grandeur and dark-night skies, where the natural character of the land is protected "by minimizing the intrusiveness of structures."

Please do not override the concerns of local agencies, residents, and the public in order to approve the Project.

Respectfully,
Kathryn Checkley
Mono Lake visitor, supporter, ally

From: [Cheryl Chipman](#)
To: [CDD Comments](#); bartshe@monolake.org
Subject: Mono Inn Project
Date: Sunday, June 28, 2020 4:16:59 PM

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To the Mono County Supervisors,

i am concerned about a couple of aspects of the Tioga Inn Project that the Supervisors will consider soon.

First is the increased traffic congestion in this area of the junction of Highways 395 and 120 west. This intersection is very dangerous even as it is now, due to the number of cars and the speed they are going. Increasing vehicle numbers in this area would only make it more dangerous. I am a part-time Mono County resident and travel frequently to Yosemite NP, Carson City and other points north fairly frequently. I don't believe there is adequate mitigation measures in mind for the projected increase in residences, visitors, and construction traffic this project anticipates. This is brought up in the county's own assessment of the project.

Secondly, the visual impact on this world class site is significant and irreversible. Visitors from all over the world come to see Mono Lake and enter Yosemite National Park. This level of development is too large for the site. Housing for the workforce is one thing, but the hotel and restaurant will add housing requirements and will only exacerbate the shortage.

I urge you to reject this proposal as written and reconsider additional mitigation measures, though it is doubtful the traffic congestion could ever be mitigated successfully.

Sincerely,

Cheryl Chipman
PO Box 292
Mammoth Lakes, CA 93546

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From: [Anna Christensen](#)
To: [CDD Comments](#)
Subject: Comment for Tioga Inn project
Date: Sunday, June 28, 2020 8:29:01 PM

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Dear Members of the Mono County Board of Supervisors,

I am grateful for the time you are taking to carefully evaluate the Tioga Inn project. While I reside out-of-state, I am employed in Mono County and my work brings me to the area regularly, typically with my family. The things that draw me to the area are the unique community character of Lee Vining and the amazing scenic value of Mono Lake and the surrounding area.

For these reasons that I love the Mono Basin, I urge you to reject the Tioga Inn project. If the Tioga Inn project moves forward, both the feel of Lee Vining and the surrounding area will be forever changed. From traffic patterns, to school children, to community safety resources, Lee Vining will be stretched and strained past the breaking point. The once unspoiled view from the shore of Mono Lake to the Sierra crest will be interrupted with buildings and windows reflecting the glare of the sun and the night sky will never seem dark enough again.

Please think about the permanent impact this project will have on a place that is so special to so many. Please vote no.

Most sincerely,

Anna Christensen

8 Cypress Drive

Vermillion, SD 57069

From: [Mary Clements](#)
To: [CDD Comments](#)
Subject: The Tioga Inn Specific Plan Amendment and SEIR
Date: Sunday, June 28, 2020 11:43:27 AM

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Dear Mono County Board of Supervisors,

Driving from a bustling and overcrowded San Francisco Bay Area I begin to feel the tension leave me as I ascend through the foothills into the forests past Olmsted Point through Tuolumne Meadows over Tioga Pass. The steep descent from Tioga Pass filled with granite, sky, sharp turns as streams and small lakes shimmer below is exhilarating. I know in a few more turns Mono Lake will make its presence and I will once again feel the calm and joy this idyllic area provides. PLEASE do not vote for the present plan; listen to the residents of Mono County, Lee Vining residents and thousands of visitors and let's work together to revise the plan to keep the night skies dark, deer and children safe and buildings hidden or redesigned to let the beauty of Nature reign. Nature is NEVER ugly; follow Nature not man's creations.

Thank you,
Mary Clements
Hayward CA

Sent from my iPad

From: [Michael Costello](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Sunday, June 28, 2020 3:51:26 PM

CAUTION: This email 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 writing to voice my concern and express that I am opposed to the Tioga Inn Project. I hope that you will deny the permit and zoning requirements for this project. While I understand the developers' goals and reasoning, I believe the project is incongruous with the Mono Basin's topology, habitat, scenic and natural resources, in addition to its flawed style of suburban sprawl. I have been a frequent backpacker, skier, and traveler in the Mono basin and surrounding mountains, over the last 40 years. I would be shocked to see this project take shape.

Please deny the permits and zoning requests for the Tioga Inn Project.

Mike Costello
916-798-9216

From: [Leslie Cragin](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Sunday, June 28, 2020 5:33:03 PM

CAUTION: This email 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 write in opposition to the proposed project amendment. As a frequent visitor to Lee Vining and having founded a scholarship program for Lee Vining HS graduates, I am invested in this community!

My main objections center around safety for residents, guests and children and for the impacts on the environment of Mono Lake. It is clear that the DOT will not address the added traffic issues and the builder will not provide safe walking or biking paths.

While it is true that Lee's Vining needs more affordable "workforce housing" there is simply no guarantee that the project will provide either. In fact since the original project approval in the 1990's NOTHING has been accomplished. There is in fact no guarantee the hotel will ever be built and this project is simply a bait and switch.

The planning commission, in it's deliberations, completely disregarded all concerns out of hand. I ask you to please listen to the residents of Lee Vining and disapprove this amendment.

Sincerely,

Leslie Cragin

June 28, 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 the opportunity to provide comments on the Tioga Inn Project and the Final SEIR. I strongly oppose the proposed project for the reasons outlined below.

I have lived permanently in the Mono Basin for over 20 years and have been an active member of the Mono Basin Regional Planning Advisory Committee for most of that time. Prior to moving to the Mono Basin, I was a frequent annual visitor and so my comments are shaped by that perspective as well.

I have attended all the public meetings related to this project through the years and have supplied both written comments and verbal public testimony throughout the process. At this point, comments submitted by way of this letter will not restate all of those points (they are part of the public record and can be reviewed if desired). Instead, I will focus on what I believe to be the most critical points for you to consider as you make your final decision on this project.

The Project dismisses the Mono Basin Community Plan

The *Mono Basin Community Plan: Visioning to Action* was finalized in 2012 after a series of facilitated community meetings and discussions that involved all members of the community. The Mono Basin Community Plan “is a community-based planning effort intended to guide future land-use, development, and quality-of-life decisions. The purpose of the plan is to inform decision makers at the community and local government levels, as well as other agencies, businesses and entities operating in the Mono Basin, about the needs and aspirations of the community.” This plan currently serves as the Mono Basin Area Plan in the Mono County General Plan Land Use Element and guides all Mono Basin RPAC actions.

The process to develop the Mono Basin Community Plan was comprehensive, inclusive, and arduous. Many meetings and workshops were spent discussing community values, visions,

goals, and challenges and all of these conversations resulted (after long hours of collective detailed editing) in a final product that now shapes every aspect of our community. It is my understanding that any project proposal must conform to the current Mono County General Plan and to any Area Plan, if one exists. In this case it is the Mono Basin Community Plan.

The project, as proposed, conflicts with the Mono Basin Community Plan's applicable goals, policies and actions despite repeated attempts by the public to call out specific problems and inconsistencies. (See attached comment letter dated August 21, 2019 for specifics.)

At the Mono County Planning Commission meeting on April 16, 2020, some of the commissioners felt that the Project "fit" with the Community Plan, and in part used that as rationale for supporting their individual vote to approve the project, simply disregarding the overwhelming community voices to the contrary. These voices come from people who live, work and care for this community. Many of them were involved in the 2012 planning process that developed the Mono Basin Community Plan. They have a strong sense of what fits or doesn't fit with our community.

Five significant environmental impacts of the proposed project are unacceptable

After years of a planning process and here, at the final stage of project approval, there are still five significant areas of environmental impacts associated with the project that cannot be mitigated or reduced to less-than-significant level.

1. Exposure of people and structures to catastrophic mudflows resulting from a volcanic eruption.
2. Cumulative impacts to deer movement in the project area.
3. Exposure of pedestrians and cyclists to unsafe travel conditions between the project site and Lee Vining.
4. Significant unavoidable impacts associated with turning movements from eastbound SR 120 onto northbound US 395.
5. Project impacts on scenic and visual resources and on light and glare.

Previous comments that I submitted have provided details on these impacts and why they are unacceptable so I will not go into detail again. What is important at this point, is that after all this time these impacts still exist in the project. The lack of connectivity between the town of Lee Vining and the project area is significant in that no creative solution was developed nor was any future mitigation fund required from the developer to pay for a solution that reduces this impact. Beginning with the project-scoping phase four years ago, the developer has repeatedly rejected trail connectivity mitigation even after repeated community concern and input.

The project visual impacts on iconic and scenic Mono Lake, the Congressionally-designated Mono Basin National Forest Scenic Area, and almost all vantage points from the Mono Basin cannot be ignored. In addition to impacts from the structures, glare from reflective objects

during the day and impacts to the dark, night skies of the vast Mono Basin are unacceptable. No amount of downward-facing lights will eliminate the “glow” from this area.

Any one of these five environmental impacts that cannot be mitigated would be significant. The fact that there are five is reason alone to not approve the Project. The magnitude of the impacts provide the rationale to reject the approach that these adverse impacts are in some way “acceptable” and therefore, I believe justify the Board’s action to reject the Project. Furthermore, approving a Statement of Overriding Considerations is *not* justifiable given the lack of benefit compared to the significant impacts that would result from this project.

The Future of Mono County

I will conclude my comments with this citation from the Mono County General Plan Land Use Element (ii-9) as you proceed to evaluate whether or not this project should be approved and go forward or not:

“Residents express conflicting sentiments about additional growth. The concept of a sustainable, successful economy is supported, but the fear is that communities will need to become too big or ‘citified’ to achieve this, sacrificing the rural characteristics and healthy natural environment valued by residents. The challenge is to appropriately balance economic development goals with the desired rural community characteristics and protection of the natural, scenic, historical and recreational values of the area. Growth does not necessarily mean becoming bigger; it could also mean improving what already exists within the current development footprint.”

I urge you, as our Mono County leaders, to find that this Project is not appropriate for the town of Lee Vining or Mono County, that it did not successfully eliminate adverse impacts, and that other than perhaps personal economic gain for the developer, it does not provide benefits (economic, legal, social, technological, or other) that outweigh serious impacts to our community and to the Mono Basin.

Please support Option 2 and do not approve this project.

Thank you for considering my comments.

Sincerely,

Lisa Cutting
Lee Vining, CA 93541

August 21, 2019

Michael Draper
Mono County Community Development Department
437 Old Mammoth Road
PO Box 347
Mammoth Lakes, CA 93546

Subject: Comments on the Draft Subsequent Environmental Impact Report for the Tioga Inn Project

Dear Mr. Draper,

Thank you for the opportunity to provide comments on the draft Subsequent Environmental Impact Report (SEIR) for the Tioga Inn Project. I respectfully submit the following comments in strong opposition to the proposed Tioga Workforce Housing Draft SEIR.

First, I believe it is important that you understand my background and experience as it relates to Mono County, the Mono Basin and Lee Vining. I have been a year-round, permanent resident in Lee Vining for 20 years. Prior to that, I was an annual visitor with my family and friends for more than 30 years. After moving to Lee Vining I immediately became involved with the Mono Basin Regional Planning Advisory Committee (RPAC) and have served on it ever since. My comments that follow are my personal concerns arrived at through my experience in the community and in no way reflect the collective view of the Mono Basin RPAC.

Compliance with the Mono Basin Community Plan

The *Mono Basin Community Plan: Visioning to Action* was finalized in 2012 after a series of facilitated community meetings and discussions and should be used to guide all aspects of the draft SEIR process. The Mono Basin Community Plan “is a community-based planning effort intended to guide future land-use, development, and quality-of-life decisions. The purpose of the plan is to inform decision makers at the community and local government levels, as well as other agencies, businesses and entities operating in the Mono Basin, about the needs and aspirations of the community.” This plan currently serves as the Mono Basin Area Plan in the Mono County General Plan Land Use Element and guides all Mono Basin RPAC actions.

The process to develop the Mono Basin Community Plan was comprehensive, inclusive, and arduous. Many meetings and workshops were spent discussing community values, visions, goals, and challenges and all of these conversations resulted (after long hours of collective detailed editing) in a final product that now shapes every aspect of our community. It is my understanding that any project proposal must conform to the current Mono County General Plan and to any Area Plan, if one exists. In this case it is the Mono Basin Community Plan.

The project, as proposed, is thoroughly in conflict with the Mono Basin Community Plan’s applicable goals, policies and actions. The Mono Basin Community Plan was approved in 2012 and is an Area Plan in the Mono County General Plan. CEQA requires that the Draft SEIR be consistent with the Mono Basin Community Plan.

The Draft SEIR (5.5-17) states that the “Mono Basin Community Plan was developed by the Mono Basin RPAC”. This is incorrect. The Mono Basin Community Plan was developed by the community members of Lee Vining through an intense, facilitated process that included multiple meetings, surveys, and detailed consensus-based drafting and editing to achieve a final plan that most accurately represents the community of Lee Vining.

The draft SEIR attempted to analyze project impacts as they relate to the Mono Basin Community Plan and, frankly, fell short. Below are the details as compared to section 5.5 of the draft SEIR which provides Mono Basin Community Plan goals and objectives and SEIR responses. My comments are italicized below:

Goal 1: Maintain the spectacular natural values of the Mono Basin and rural, small-town character of communities by managing growth, ensuring high-quality aesthetics, and providing for community development needs to enhance the quality of life for residents.

Objective A: Provide for the orderly growth of Lee Vining in a manner that retains the small-town character by directing future development to occur in and adjacent to Lee Vining.

SEIR states: The project would be consistent with the objective to pursue orderly development in and around Lee Vining, as well as the policies to prioritize existing built uses over new lands. Water and propane services would be provided (if desired) to supplement existing infrastructure in Lee Vining.

I do not consider tripling the population of Lee Vining orderly growth. Community growth at that rate, all at once, does not allow services such as volunteer fire departments, paramedics, schools and other county supported programs and infrastructure to develop as it would with more gradual incremental growth. The size of the development and the fact that it will dwarf Lee Vining, does not retain Lee Vining's small-town character. The project fails to adequately address connectivity between the project site and the town of Lee Vining, further exacerbating and degrading the quality of life for residents and visitors.

Objective C: Encourage building types and architectural design compatible with the scenic and natural attributes of the Mono Basin.

SEIR states: New uses will incorporate the colors, materials and rustic design elements of the existing Tioga Mart development. The siting of new uses incorporates recommendations of the project biologist as well as visual perspectives gained from the schematic renderings. Green energy will be integral to project infrastructure. The workforce housing will be designed as a residential community located inside a commercial development. All project lighting will conform with dark sky regulations that were enacted after the original Specific Plan was approved.

The color or architectural design will do little to mitigate the fact that the workforce housing has been sited out on a promontory bluff, highly visible from all areas of the Mono Basin. The current range of alternatives does not address nor utilize all possible ways to mitigate the visual impacts of the housing units such as grading below current surface levels, creating berms to shield project structures, or simply moving them to another location on the property perhaps below the moraine. Instead, it appears as though the highest priority of the housing

project is to create the best views possible of Mono Lake for future residents presumably to maximize “market rate” rents. I find it ironic and sad that the residents of these units will reap the rewards of iconic and scenic Mono Lake with no visual impacts from their units, while the rest of the community is forever changed with a diminished viewshed. Project lighting conforming to dark night sky regulations will not be enough to mitigate the mere quantity of lights necessary for the project development. The impacts to the Mono Basin dark night skies will be significant from every corner of the Basin, impacting both residents and visitors. Even with downward facing lighting, the glow that will emanate from the project area will be significant and visible from all points in the Mono Basin.

Objective D: Maintain, protect and enhance the natural, historical and recreational attributes of the Mono Basin.

SEIR states: No historic resources have been identified in the Cultural Assessment; however, the project site does have a cultural monument erected by the Bodie Chapter of E. Clampus Vitus that features ‘little known and forgotten facts about Mono Lake.’ The Kutzedika Indian Tribe of Lee Vining met with Mono County during January 2019 to discuss their history in the Mono Basin and their concerns about the project proposal (see EIR §5.4). Onsite trails will be provided, and the applicant and county have indicated they will jointly seek grant funding for safe trail linkage from the project vicinity to the Lee Vining Community.

Objective D is a foundational pillar of our community – “natural, historical, and recreational attributes of the Mono Basin” and the only way that the project will address and support this outside the project area is through the possibility of a grant to connect the project area with the Lee Vining community. Pedestrian connectivity between Lee Vining and the project is essential and should be a mandatory, required mitigation funded entirely by the proponent. I’m confident that there are other mitigations that could be developed such as a trail system in Lee Vining Canyon that would help to mitigate impacts to wildlife by focusing residents and hotel visitors on a particular route rather than dispersing them throughout the canyon, therefore interfering with natural patterns and behaviors of wildlife.

Objective E: Promote well-planned and functional community uses that retain small-town character and increase quality of life.

SEIR states: The project would increase the housing supply available to local workers, and occupancy would be linked to eligibility criteria. Ample parking would be provided for customer vehicles (standard & oversized), as well as transit vehicles (YARTS & ESTA) and car-pool participants. The project incorporates partnership opportunities including increased airport utilization (through rental car availability). Trails would be provided onsite for walking and bicycles, and efforts will be made to obtain grant funds for development of a walking/biking trail that would safely link the project site to the Lee Vining community. The 1993 project design was developed to optimize public access to the scenic resources and views around the US 395/SR 120 junction, and the newly proposed uses will be largely screened from offsite views.

Again, tripling the size of Lee Vining is not retaining “small-town character”.

As mentioned above, the possibility of a grant to connect the project site with Lee Vining should be a mandatory mitigation funded entirely by the proponent.

It is not clear from reading the draft SEIR who the housing would actually be for. In some places it states that it is for the onsite hotel and restaurant employees (but that project has yet to be built and some speculate it might not ever be built). Other places in the document it states it is for seasonal Mammoth Mountain employees, and at public meetings the proponent has said that it would be for anyone working in Mono County. Regardless of the shifting answer, one thing is clear: currently any eligibility criteria is not tied to any clear enforceable measures, either through the County or another oversight entity. Furthermore, The Mono Basin Community Plan specifically calls out requirements for workforce housing which include “establish tenant eligibility criteria, including a time requirement as a local resident and/or local employee, for workforce housing units, and identify the entity that applies, manages, and enforces the criteria”. The Mono Basin Community Plan also directs proponents to “promote workforce housing opportunities that connect the community with housing programs.” As drafted, the current proposal does not go far enough in prioritizing the local needs of our community.

The newly proposed uses will not be screened from off-site views as discussed throughout this letter. The Mono Basin Community Plan clearly states “recognize the junction of Highways 395 and 120 as an important viewshed for the community and its visitors, and therefore, a project should avoid potential impacts to that viewshed”.

Objective F: Provide appropriate public infrastructure and service capability expansion to support development, public safety, and quality of life.

SEIR states: Water, sewer and propane demands of the existing and proposed project will be met onsite, and the applicant will make water and propane service available to customers in Lee Vining. A sizeable share of the demand for electricity will be met through solar panels to be installed on all structures, and a cell tower located on the property supports Wi-Fi connectivity for project site and the region as a whole. The site serves as a staging area during emergencies, and provides space adequate for helicopter landings. All project utility lines will be underground (only the SCE overhead lines will remain).

The Mono Basin Community Plan directs that “future development should coincide with infrastructure and service capability expansion.” The project as proposed stands to triple the population of Lee Vining yet there is no discussion or plan on how local community services such as volunteer fire departments, post office capacity, the capacity of our schools, or public parking (to name a few) will be able to accommodate the sudden surge in community population.

Goal 2: Grow a sustainable local economy with diverse job opportunities that offers year-round employment and wages that reflect the cost of living in the area.

Objective A: Plan for a diversified, sustainable economy.

SEIR states: The proposed workforce housing will support continued development of a diversified, sustainable economy in the Mono Basin.

This is a completely insufficient explanation of how the workforce housing will specifically support this particular objective. How will the workforce housing proposal achieve a diversified and sustainable economy for Lee Vining?

Objective B: Enhance and support the existing tourism-related economy.

SEIR states: The project will support community efforts to promote longer stays, provide more visitor accommodations, host YARTS services, provide extend tourism into the shoulder seasons, and explore expanded use of the Lee Vining Airport. The applicant has communicated with USFS regarding the potential availability of housing for Yosemite employees, and has communicated with Mono County regarding the possibility of providing rental cars to airport customers. Restroom facilities on the site are well maintained and open to the public year round.

The Tuolumne River Plan approved in 2014 addressed the Park housing need through a reconfiguration of their existing facilities in Tuolumne Meadows, thus eliminating the need for seasonal Park housing in the Mono Basin.

Objective C: Diversify the existing economic base and employment opportunities to achieve a more sustainable economy.

SEIR states: The project would contribute to employment opportunities, provide a year-round residential market for locally produced goods and foods and an opportunity for expanded water and propane infrastructure. The workforce housing would increase the local recirculation of wages through increased resident purchases in and around Lee Vining. The onsite cellular tower would continue to support Digital 395 broadband access for the site and surrounding environs.

The workforce housing proposal does not constitute “new business developments and entrepreneurial efforts that contribute to a mix of uses and services” but rather includes redundant businesses (hotel and restaurant) that will threaten the stability of existing hotels and restaurants currently operating in Lee Vining.

The project does not “support the revitalization of Main Street” as the Mono Basin Community Plan calls for, as the project is on the outskirts of Lee Vining. And as stated before, currently there isn’t a reliable, funded plan for connecting Lee Vining to the project area.

It is questionable whether or not the occupants of the workforce housing would increase purchases of goods and services in Lee Vining as it would depend where the occupants are actually working. It’s quite possible that residents might spend at least some of their money on goods purchased outside of Lee Vining, especially if they are working in Mammoth.

Goal 3: Build a safe, friendly community where people feel connected, work together to resolve community issues and are involved in community activities and events.

Objective A: Build healthy social connections and interactions that contribute to a sense of community.

SEIR states: Eastern Sierra Unified School District notes that the project would enrich the school community and that developer fees would cover the cost of new facilities for children in the workforce housing area; onsite space will be provided for playgrounds, social meeting areas, day care, and other workforce community programs.

The project does not specifically propose opening a dialog with schools to collaborate relationships. It does not support the provision of higher education and workforce development programs, or cultivate community leadership, nor does it express support for various cultural and ethnic groups in the community.

Objective B: Encourage and support local events and programs that provide community and youth activities, capitalize on the tourist economy, and bring the community together.

SEIR states: The Tioga Mart will continue to host the popular free summer music events program which is open to all and offers diverse music forms.

Many other community opportunities exist under this objective such as outdoor education, youth activities, after school programs, supporting the local library, and working with the Kutzadika Mono Lake Indian Community. It is disappointing to see that the only institutionalized community offering is an already existing program which provides a direct financial benefit to the proponent since attendees dine and drink at the Tioga Inn while enjoying the musical events.

Objective C: Encourage people to volunteer in the community and participate in events.

SEIR states: A community poster board is provided outside of the convenience store.

Again, this is a disappointing and insufficient offering with a project poised to triple the existing population of Lee Vining and whose community functionality is hinged on so many volunteer organizations.

Process

The draft SEIR was released to the public on June 14, 2019 with a 60-day public comment period. The RPAC was notified by email on June 17, 2019. The general public was noticed in the newspaper on June 22, 2019.

The Mono County Planning Commission held a workshop on June 20, 2019 explaining the project. I attended that workshop and other than Commissioner Lizza, I was the only member of the public from Lee Vining. Given the long history of the project and the changes described during the workshop from the original November 2016 scoping documents to the newly revised draft SEIR, I

was concerned that members of the Lee Vining community might not be aware of the schedule and more importantly the content.

Immediately after the Planning Commission meeting, I requested that Mono County Community Development hold a community workshop to explain the project changes and that meeting was held on July 30, 2019, with the discussion led in large part by the project consultant.

On August 15, 2019 another Lee Vining community meeting was held so the residents of Lee Vining could further discuss the project and associated impacts and concerns. Supervisors Gardner and Kreitz attended this meeting.

I am summarizing the process timeline for a reason. The original deadline for comments was August 13, 2019 (now adjusted to August 21 to satisfy the 60-day legal requirement from the date published in the newspaper). The Tioga Inn Specific Plan and draft SEIR amendments are a significant project for Mono County. Given the size, complexity (teasing apart what's already approved via the 1993 Specific Plan and what is a new project proposal), and potential impacts to the Mono Basin, a clear understanding of the content and process is critical. My concern is that for such a significant project, members of our community (and I include myself) have not had sufficient time to analyze the draft SEIR to the extent that we would like to, even though Mono County has complied with CEQA noticing and comment deadline requirements.

Specific plans

In general, specific plans set limits on the maximum building or footprint disturbance of a particular site, including the intensity of the development. The 1993 Tioga Inn Specific Plan approved a building footprint with associated impacts for a 120 room hotel, a 5,000 square foot restaurant, and ten housing units. Now the proponent wants to increase that disturbance and impacts with a much larger housing project that would be 100 units with 150 bedrooms, effectively housing up to 300 people.

The environmental impacts resulting from the already-approved 1993 Specific Plan are significant. Adding cumulative impacts from the increase of 10 to 100 housing units must require a revisit of the entire project so that all environmental impacts can be analyzed and evaluated. Much has changed in our community since 1993; most notably the above-mentioned community plan, an increase in wildfire occurrence and intensity, the 1994 State Water Board Decision protecting Mono Lake, and the exponential tourism and recreational use that Mono Lake experiences as a visitor destination.

Specific plans must specify programs and establish regulations that are necessary to finance infrastructure and public works projects. In my review of the draft SEIR I found very little evidence that this requirement had been satisfied. For a project that at a minimum will triple Lee Vining's current population, I found very few examples of the project offsetting in any way impacts to the community infrastructure and functionality. Simple things such as parking in Lee Vining or access to the post office will be forever changed and in orders of magnitude not fully expressed in the draft SEIR.

Gateway community

Lee Vining is surrounded by public land and it is special land as evidenced by state and federal designations. The Mono Basin National Forest Scenic Area (the first congressionally-designated

Scenic Area in the nation) boundary is across the highway, 1,000 feet from the proposed project boundary. The Mono Lake Tufa State Natural Reserve, a California State Park unit, encompasses the shoreline of Mono Lake, protecting wildlife habitat and unique shoreline features, the tufa. And 12 miles from the project is the eastern entrance to Yosemite National Park.

In past decades, gateway communities have struggled with the challenge of how best to serve the needs of hundreds of thousands of visitors annually with the needs and health of the permanent resident population and the natural landscape that visitors are seemingly craving in larger and larger doses. Many gateway communities have failed to achieve this delicate balance and are now forever changed, and I would argue, have therefore lost their appeal. I don't want Lee Vining to become another over-developed, sterile, commercialized gateway community. Lee Vining and Mono County are unique and therefore require a unique, thoughtful approach to any development project.

Admittedly, preserving this unique character will be a challenge, now and with each planning decision we collectively make. But we can learn from experts in the field such as Edward McMahon, co-author of *Balancing Nature and Commerce in Gateway Communities*. McMahon recommends the following:

- Many gateway communities are overwhelmed by haphazard growth that fails to meet local needs or aspirations and detracts from the integrity of public lands.
- The vast majority of gateway community residents, both newcomers and old timers, feel a strong attachment to the landscape and to the character of their town. They want a healthy economy, but not at the expense of their natural surroundings or community character. (Note: This exact point was made repeatedly throughout the Mono Basin community visioning process. Please review the plan for specific details.)
- Many residents and local officials feel helpless in the face of rapid change. People know what they like about their communities and what they don't like about new development. They just don't know how they can preserve what they love without saying no to jobs and economic development (or in this case, housing).
- Progress does not demand degraded surroundings. A number of gateway communities have implemented successful initiatives to cope with rapid growth and high visitation. Communities are demonstrating that economic prosperity doesn't have to degrade natural surroundings, rob them of their character, or turn them into crowded tourist traps.
(*Gateway Communities* by Edward T. McMahon; *Planning Commissioners Journal*; Spring 1999)

Conclusion

Based on the significant insufficiencies in the draft SEIR, the magnitude of the impacts of the project, and the fact that several major impacts (six in total) cannot be mitigated at all, the only alternative I can support is the environmentally superior alternative, no project alternative.

I will conclude my comments with this citation from the Mono County General Plan Land Use Element (ii-9) which should guide decision makers as they evaluate this project going forward:

"Residents express conflicting sentiments about additional growth. The concept of a sustainable, successful economy is supported, but the fear is that communities will need to become too big or

'citified' to achieve this, sacrificing the rural characteristics and healthy natural environment valued by residents. The challenge is to appropriately balance economic development goals with the desired rural community characteristics and protection of the natural, scenic, historical and recreational values of the area. Growth does not necessarily mean becoming bigger; it could also mean improving what already exists within the current development footprint."

Thank you for considering my comments.

Sincerely,

Lisa Cutting
Lee Vining, CA 93541

From: [Joan Egrie](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Sunday, June 28, 2020 9:45:47 PM

CAUTION: This email 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,

As it stands now, the Tioga Inn project has too many negative impacts on the scenic beauty of the Mono Lake Basin, the night skies, and the community of Lee Vining and Mono County. The developer should be required to further modify plans to mitigate adverse impacts and eliminate financial burdens to the community and the county.

This beautiful area deserves better. Once approved and built, the damage to the area cannot be undone. Please take action now to preserve the beauty of the Mono Basin and the unique community that is the Gateway to Yosemite.

Best Regards,

Joan Egrie

From: [Catherine & Stephen Ference](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project - NO!
Date: Sunday, June 28, 2020 5:58:32 PM

CAUTION: This email 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 Honorable Supervisors,

We are longtime regular visitors to the area. We urge you to vote no on the Tioga Inn Project. The project violates the Mono Basin Community Plan Vision and Principles. Appropriate development is great - all for it. But not this overblown monstrosity. Please vote no!

Sincerely,

Catherine and Steve Ference, 1707 Blake Street, Berkeley, CA 94703

From: [William Gorenfeld](#)
To: [CDD Comments](#); bartshe@monolake.org; [Judi Baerresen](#)
Subject: Tioga Lodge Project
Date: Sunday, June 28, 2020 11:37:30 AM

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

Gentlemen:

I am writing in opposition of the Tioga Lodge Project.

I first viewed Lee Vining and the panoramic Mono Basin in the summer of 1961. The unique splendor of the region caused me to return the next seven summers. I secured employment in the region—the last four of which were with the Forest Service in the Inyo National Forest (a portion of which was spent at Lee Vining). Environmental law has always fascinated me. Upon my graduation from Loyola University Law School in 1969 and acceptance in the California Bar, I briefly volunteered my services on the *Friends of Mammoth* case prior to its acceptance by the California Supreme Court. The last 23 years of my practice of law was with the California Court of Appeal.

I have had the occasion to briefly review the Mono Lodge proposal and suffice it to say, if completed it will dramatically transform the region. Suffice it to say overnight, Lee Vining will be forever changed from a unique place of scenic and restful beauty into a noisy, busy, roadside, commercial zone.

The above has been written in haste, if you wish, I would be willing to write a detailed manuscript.

Respectfully submitted,
William R. Gorenfeld,
Attorney at Law, Retired

From: [Elizabeth Hahn](#)
To: [CDD Comments](#)
Subject: Proposed Tioga Inn, Lee Vining
Date: Sunday, June 28, 2020 8:01:03 PM

CAUTION: This email 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 urging you not to approve this project. While it may bring tax revenue, you will also be destroying why I visit Mono County, Lee Vining, Mono Lake and surrounding areas 10+ times a year. I live across the mountains in Tuolumne County. I see first hand what over development has done to our county.

Mono County is already a zoo in the fall with people chasing fall colors. I no longer visit in Autumn. Don't turn the county into a full time zoo.

Elizabeth

From: [Nicole and Robert Hardin](#)
To: [CDD Comments](#)
Subject: No!
Date: Sunday, June 28, 2020 9:48:32 AM

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Why does this even need to be said?

The Owens Vally leans heavily on tourism and we all understand this. We also need to maintain WHY our tourists keep coming back to visit. Mono Lake is an ICON for so many people. You will find photos of it in almost every other Issue of any large photography magazine. June Lake is still suffering trying to fill their rooms. With a ruined view it will only be harder. Please reconsider this building and placement completely.

From: [Jeffery Haws](#)
To: [CDD Comments](#)
Subject: Voting to Not overriding locals input on Mono Lake area.
Date: Sunday, June 28, 2020 10:55:40 PM

CAUTION: This email 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,

As a long time admirer of the unique Eastern Sierra landscape, I have a desire to keep that most fantastically and unique beauty of the Mono Lake/ Basin environments, and the Lee Vining community unviolated for now and for the future.

On June 29 you will be asked to vote on a resolution, overriding the concerns of local Agencies, residents, and the public in order to approve the Tioga Inn Project and accept its significant adverse impacts on the Mono Basin.

The FSEIR shows that the Project, as proposed...

1. ignores all the public input,
2. disregards the guidance of the Mono Basin Community Plan,
3. Doesn't pay its own way, by burdening this same community with unnecessary costs and concerns to satisfy the greed of the developer who appears to have absolutely no concern about ruining the environment.
4. will create significant adverse impacts to the service level of local schools, the capacity of LVFPD and the visual integrity of Mono County's prized scenic and economic resource—Mono Lake and the gateway to Yosemite National Park.

Do. Not. vote to override all the concerns of those who live and work there now and are intimately associated with the beauty and environment as it exists. There are better ways to do things. Figure it out.

Jeffery Haws

2096098186

From: [Howard Johnson](#)
To: [CDD Comments](#)
Subject: Re: Tioga Inn
Date: Sunday, June 28, 2020 2:29:04 PM

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Hi,

Given that a large fraction of the people who visit this area are senior citizens, because they are retired and thus have more time on their hands to travel, I have these public health questions:

* Will the structure that is proposed reasonably deal with a world with COVID or similar global pandemic?

For example, how will it attend to issues of public health of the occupants?

* Will guests be kept far enough apart from each other to limit the spread of any given respiratory disease?

* Will surfaces be designed so they can easily be cleaned and disinfected by staff?

* What about mitigating with West Nile Virus, which we already have some cases of here (via, bird-mosquito-human).

I know these are tough questions. You might see them as even unfair.

But as a builder and a local resident, and one who recovered from West Nile contracted in the Bridgeport area, I think they are reasonable questions to be considered.

-- Howard Johnson
190 Mt Patterson
Bridgeport

From: [betony jones](#)
To: [CDD Comments](#)
Subject: Hotel
Date: Sunday, June 28, 2020 10:44:45 PM

CAUTION: This email 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 lake is a national treasure- no, a global treasure. No other place on earth has the same light and color qualities as Mono Lake. It takes your breath away. Please don't spoil a sacred special place with just another hotel. Some things are more important than money. Too many majestic places have been spoiled by pet projects and greed. Mono Lake persists in spite of these pressures; don't be the people that rob us and future generations of its unadulterated splendor.

—

Betony Jones

(This message was composed on a tiny keyboard; please excuse or enjoy the typos and brevity)

From: [Scheereen Dedman](#)
To: [CDD Comments](#)
Subject: FW: Tioga Inn project
Date: Sunday, June 28, 2020 6:47:09 PM

Scheereen Dedman
Senior Deputy Clerk – Elections Assistant
Mono County
760-932-5538
sdedman@mono.ca.gov

Effective March 19, 2020, the Office of the Clerk-Recorder/Registrar of Voters/ Clerk of the Board has suspended in-person services due to the COVID-19 outbreak.

For questions about how to access services at this time, please contact:

Clerk-Recorder: 760-932-5530, clerkrecorder@mono.ca.gov, <https://monocounty.ca.gov/clerk>

Elections: 760-932-5537, elections@mono.ca.gov, <https://monocounty.ca.gov/elections>

Clerk of the Board: 760-932-5538, sdedman@mono.ca.gov, <https://monocounty.ca.gov/bos>

From: Shannon Kendall <skendall@mono.ca.gov>
Sent: Sunday, June 28, 2020 3:25 PM
To: Scheereen Dedman <sdedman@mono.ca.gov>
Subject: Fwd: Tioga Inn project

Get [Outlook for iOS](#)

From: Helen <hlonde@lmi.net>
Sent: Sunday, June 28, 2020 12:26:05 PM
To: Shannon Kendall <skendall@mono.ca.gov>
Subject: Tioga Inn project

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Dear Board of Supervisors of Mono County:

I am a 75-yr-old woman, who grew up in the MidWest and ended up in the San Francisco about 50 years ago. When I finally made it to Yosemite and Lee Vining and saw the East Side of the Sierra coming down the Tioga Pass road 45 years ago, I felt like I came to paradise. I love the east side of the sierra and am beyond horrified at the thought of this hideous, ugly, out of place, environmental-nightmare, global-warming project. I do not even like the horrible gas station-retaurant of the people who have proposed this nightmare-project.

I travel to the east side of the Sierra frequently, and love HWY 395 from top to bottom. I cannot

imaging a more ruinous development that you are considering. I plead with you to turn this down forever. Otherwise you will ruin Lee Vining and wreak havoc on the wildlife that live nearby and the planet overall.

Sincerely,

Helen F. Londe, MD
1442A Walnut St. #319
Berkeley, CA 94709
510.280.3879

June 28, 2020

Mono County Board of Supervisors
P.O. Box 715
Bridgeport, CA 93517
Sent via EMAIL to: cddcomments@mono.ca.gov

RE: Consideration of Tioga Inn Specific Plan Amendment #3 and Final Subsequent Environmental Impact Report (FSEIR)

Dear Members of the Board,

Following are my comments on the proposed Tioga Inn project for consideration at your public hearing tomorrow.

As a member of the Mono County Planning Commission from 1994-2010, I have followed the development of this plan amendment and the public process with great interest. From my experience sitting on the Planning Commission I am familiar with reviewing project documents, having to make tough decisions and being on both sides of the dais – as a member of the public and as a decisionmaker. I support private property rights and believe they must be balanced with community concerns. I also understand and support the need for various types of housing to meet needs in Mono County, both within our community and in greater Mono County.

I submitted scoping comments in 2016 and comments on the Draft SEIR on Aug. 21, 2019. The County responded to my comments in the FSEIR – see https://monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/29999/fseir_sections_1_thru_5_2-28-20.pdf, pp. 159-169. I did not provide comments for the Planning Commission consideration of the FSEIR due to conflicts at the time with my work schedule. I will not rehash comments I previously made on the DSEIR, even though many of them have not been adequately addressed, most notably the dated nature of the proposal contained in the original Specific Plan approved in 1993.

Instead, these comments to the Board focus on several fundamental changes I believe can and should be made that will not only tighten up the project's checks and balances but also attempt to somewhat lessen impacts, if not to a level of insignificance then at least in a way that makes more sense from a project-flow standpoint. Though I remain concerned about the scope and scale of the project, these changes would help to alleviate several of my key project concerns.

1. The project should tighten up the grading requirements and link the grading needed to each discrete phase of the project.

The FSEIR proposes to allow the project proponent to grade the entire project area before all three phases of the workforce housing project are built. (It is unclear to me the linkage between grading for the housing and grading for the hotel, even though the hotel and the housing are part and parcel of the same project.) This is illogical and unwise.

First, grading for all three phases of the housing project will create long-term and unsightly visual impacts before the second two phases are built; not to mention before the hotel is constructed, which this housing project is purported to service. Given the substantial public concern about visual impacts of the project, why exacerbate the magnitude of visual impacts by allowing grading of undisturbed native habitat immediately? Instead, why not grade on an “as-constructed” basis in order to phase the visual impacts in sync with the progression of the project?

Second, the project may change over time and ultimately may not require the extensive level of grading that is currently being contemplated. And if the project does change it may require a different grading scheme than the one currently proposed for approval. In the many years since this plan was initially approved, the Tioga Inn Specific Plan project has undergone multiple revisions, including previous amendments of the Specific Plan and original EIR and other project revisions that were subject to a Director’s Review (e.g., approval of the Mobil Mart/gas pumps and the cell phone tower were done via Director’s Review and the environmental impacts of these modifications to the original SP/EIR were never addressed). It is quite possible based on this project’s track record that further modifications may be requested, either by the current proponent or a future owner of the development rights. For instance, what if another buyer purchases the development rights to the hotel and wants to make changes to the project footprint, e.g., to build a more modest hotel or a hotel situated in a different location? If the land has already been heavily graded that may make it more difficult for a new owner to adapt a revised project to topography that has been significantly altered and disturbed.

Third, as one with a degree in Botany I consider the grading of the project site to be an irreversible impact. While revegetation is typically done on development projects that require extensive grading (e.g., housing developments, mines) the original habitat is permanently lost, and visual scars often remain forever. An example is found along highway 120 just west of Groveland. A sizeable parcel (40 acres?) was graded for a development long ago; I remember seeing the land being cleared when I went on trips to Yosemite over the years. There were signs advertising the future development, which I believe was to be a shopping center. It was never built. The scar of that weeded parcel remained highly visible for many years; even today as I drive by that parcel looks highly unnatural compared to the surrounding native vegetation; it is basically an abandoned weed patch now covered with trees. And this example of poor land use planning is in a location not directly adjacent to a National Scenic Area that draws tourists from all over the world.

My point is: why allow the entire project to be graded immediately when visual concerns are paramount to many; when the track record of the Tioga Inn Specific Plan has been to make multiple modifications and if the project is fully graded it may foreclose or complicate future

development siting options; and finally when, once graded, the original form and function of the landscape can never fully be restored?

Proposed solution: The grading for each housing phase should be tied to the commencement of construction for that phase of the project.

2. Phase 2 housing should not be built upon an application being deemed complete for the hotel building permit; rather, it should be tied demonstrable progress being made on hotel construction.

Because the EIR states that Phases 2 of the housing project is directly tied to hotel construction it makes sense to explicitly link construction of Phase 2 housing to hotel construction. Yet the EIR proposes to allow Phase 2 of the housing project to be built before the hotel, since Phase 2 housing construction can begin upon the hotel application building permit being deemed complete. The hotel – which has created the purported need for the housing project - could end up never being built (e.g., due to financing challenges for the developer or a nationwide economic collapse as we saw in 2008) at the same time additional housing units are being constructed to serve the hotel. I understand the need for housing in Mono County and support the development of workforce housing; however, it does not make sense *from a CEQA standpoint* to allow housing to be built to meet the needs of a hotel that may never be built. (It goes without saying if hotel is not built then Phase 3 housing isn't needed, either.)

Additionally, if the housing is intended to meet general County housing needs rather than the project purpose it seems the project purpose needs to be revised accordingly to make clear that this project is not meant to service the hotel but, rather, to provide general housing for residents of Mono County. If that is the case, it seems the EIR needs to be further revised to address a modified purpose and need.

Proposed solution: Directly link building of Phase 2 housing to hotel construction. The method for how best to do this should be determined by the Board and/or County staff.

3. To alleviate concerns with the visual impacts of second story housing in other phases, the Board should eliminate the second story of housing altogether.

If second story housing is not developed visual impacts would be diminished, even if not being fully mitigated to a less than significant level. Phase 1 allows the development of 30 single story units. Phase 2 allows the development of 40 additional housing units; I am unclear whether any of the Phase 2 housing is two-story. Phase 3, another 30 units, includes multi-story housing.

A balance needs to be achieved between the purpose of the SEIR to house project employees (and/or the desire of the County to help meet its housing requirements) and the significant, unmitigable project impacts of this development. This project simply should not be expected to meet *most or all* the County's or arguably even the proponent's housing needs at the expense

of the environment. Even if second story units are eliminated housing will still be built to help service the project and/or meet the County's housing needs.

Proposed solution: Permit one story housing only. Phase 3 (and Phase 2 if relevant) should be modified to eliminate the second story housing.

4. The Board should require that a County task force be set up immediately to address the critical public safety issue of connectivity to town. The task force should include SCE, Caltrans, County officials, the project proponent, the school and selected community members. A mitigation bank should be established into which the developer should be required to place monies to help fund the developer's fair share of providing safe pedestrian access between the project site and the town of Lee Vining.

According to the staff report of June 29, 2020 both SCE and Caltrans have indicated their willingness to consider supporting safe pedestrian (and bike) access on their lands between the project site and Lee Vining. Safe access is needed *now*, not after the hotel is built. It would be well-used upon completion of phase I construction by children walking or biking to school, project residents visiting the market or post office (or Lee Vining residents visiting the Mobil for a night of music) and, eventually, tourists staying at the hotel.

Construction of pedestrian access between the project site and Lee Vining is feasible given the receptivity of the agencies with jurisdiction. It is critically important mitigation that, if implemented, could serve to greatly reduce the threat of significant adverse impacts of this project on pedestrian safety.

Proposed solution: Agencies, the public and the proponent should meet, identify a potential trail alignment, identify barriers to the trail (e.g., environmental issues) and the means to address them via mitigation, identify cost projections including the need for a CEQA analysis, and a projected timeline for development and completion of the trail. Since this project cannot be accomplished immediately the developer should agree to pay into a mitigation fund – once projected costs are identified – that represents his fair share of trail project costs.

In conclusion, I would like to see the Board develop better “triggers” for appropriate phasing and grading of the project. Because the Specific Plan may change yet again (especially if development rights for the hotel or some of the housing entitlements are sold to a new developer), it makes good sense for the Board to proceed very carefully by not permitting irreversible project impacts to occur. I would like the Board to eliminate the second story of the proposed housing in order to help alleviate visual impacts. Finally, I would like the Board to promptly take the lead in helping to ensure that safe pedestrian access is developed between the project site and Lee Vining and ensuring that part of this cost is borne by the developer.

Thank you for the opportunity to provide comments on this project, and for your consideration of these comments.

Sincerely,

A handwritten signature in cursive script that reads "Sally Miller". The signature is written in black ink and is positioned below the word "Sincerely,".

Sally Miller
P.O. Box 22
Lee Vining, CA 93541

From: [Sarah Minich](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Sunday, June 28, 2020 9:50:58 PM

CAUTION: This email 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. My name is Sarah. I've been a June Lake resident for 8 years and recently bought my first house here. I truly care about the Mono Basin. And, I support of Dennis's Tioga Inn project!

Besides any adverse impacts that may ensue from the project, we must consider the substantial benefits we will see from approving this project.

Currently this area is suffering from a housing shortage. Park Service employees, mountain employees, and others who would like to work in this area need housing.

Stores and businesses would be able to stay open year round. New jobs would be created and Lee Vining could grow.

Schools could grow and create more diversity. New tax revenue from the project could fund much of this growth.

What better developer to have than a local business owner for many years.

Let us not set store by comments and opinions from those agencies and the public who will not be affected by this project but only want a nice place to visit. In any situation where there is growth, change follows / Not to destroy but to enhance. Change can be good and this area is in need of change initiated by the local community.

I hope you vote yes for the **Tioga** Inn Project.

From: [tony molina](#)
To: [CDD Comments](#)
Subject: Hotel Project- Research- Environmental impact!
Date: Sunday, June 28, 2020 4:33:49 PM

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

No Hotel Project- Research:

Hotel! Vote No!!

Pollution pollution pollution pollution!!!! Mono is not a Lake Tahoe! It's a very fragile ecosystem! NOT for kids to jungle gym on!! Ever see the waste occurring from even the smallest hotel? Also, you driven by a large 100 room Motel 6? It's a massive. The newly built Mono tourist center is already a nightmare. It's attracting the wrong crowds. The uneducated tourists arrive from Mammoth and Yosemite and the see post cards from the gas stations thinking Mono is Lake Tahoe where one can get drunk and water ski. I see people of all ages climbing the TUFAS! Terrible! Hotel, people, cars, pollution, light pollution! Change the name now: Mono Dump. Even today, not the quiet place of 20yrs ago. Sad. Document the before and after now, Mono will disappear as we know all due to greedy money. Shove it Mr Developer!

Sent from my iPhone

From: [Scott Morrison](#)
To: [CDD Comments](#)
Subject: Tioga Inn: public comment
Date: Sunday, June 28, 2020 7:07:26 PM

CAUTION: This email 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:

Mono Lake one of the most precious landscapes in the great State of California.

The proposed Tioga Inn development will irreparably impair it.

Please don't let this happen. Let future generations also experience the wildness and darkness we have had the privilege to know.

Please insist that economic development not destroy the very thing that makes this place so special. We can develop smarter than this.

Please let your vote to stop this be your proudest legacy.

Respectfully – and *hopefully*,

Scott Morrison

My residence (when not in the Eastern Sierra!):
70 Vienna St.
San Francisco, CA 94112

From: [Dori Myer](#)
To: [CDD Comments](#)
Subject: Tioga Inn project
Date: Sunday, June 28, 2020 10:31:02 AM

CAUTION: This email 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 homeowner in Mammoth Lakes, I object to the Tioga Inn Project. When the resort company Alterra initially came to Mammoth Lakes, residents were excited and hopeful for high quality park management. However, it has since been revealed that the company is not supporting the community in any meaningful way, not helping teachers, service workers, and other fulltime residents to afford to live here. I fear the same will happen with the Tioga Inn Project, and essential people will be ignored, mistreated, and eventually forced to move in the name of heartless capitalism.

Sincerely,
Dori Myer

From: [Bartshe Miller](#)
To: [Wendy Sugimura](#); [CDD Comments](#)
Subject: Fw: Vote for change in Lee Vining
Date: Sunday, June 28, 2020 10:47:59 PM

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

Comment below was mistakenly sent to MLC and was likely intended for Mono County Board of Supervisors regarding the Tioga Inn Project.

Thanks,

Bartshe Miller

From: Ellen King <ellen@monolake.org>
Sent: Sunday, June 28, 2020 8:06 PM
To: Bartshe Miller <bartshe@monolake.org>
Subject: Fw: Vote for change in Lee Vining

Since she sent her message to "Membership" she may not have sent it to the County.

From: Susan Reynolds <susanbr@sierraemail.com>
Sent: Sunday, June 28, 2020 5:31 PM
To: membership <membership@monolake.org>
Subject: Re: Vote for change in Lee Vining

To Whom It May Concern:

My family and I have loved and enjoyed being in the town of Lee Vining and campgrounds nearby since 1968. Now my children and grandchildren continue to join me yearly from Eureka, CA, Anchorage, Alaska so we can continue to make memories together at Big Bend Campground near Lee Vining, where we shop while on vacation.

We do not reject changes per se. We have welcomed the new gas station and the Whoa Nelli Deli as appropriate changes that help the community of Lee Vining for convenience and revenue to the town, as well as being of great convenience to we regular visitors.

I am requesting that when making any future decisions to change the character Lee Vining and surrounding rural area completely, that you abide by the wishes of the people who live in Lee Vining. Please also consider our input as regular visitors to this area.

I also would appreciate your considering the fact that many tourists like me consider the town of Lee Vining and nearby campsites as a second home. We come here because of the rural character of the town of Lee Vining and the nearby campsites that afford a semi-wilderness experience for those of us who make California our home.

Please do not make a decision to light up the currently natural dark night skies for miles around; please do not make multi-storied buildings available in this vicinity.

Please abide by the guidance of the townspeople of Lee Vining and the many visitors like me and my family who consider this our home away from home.

Thank you for your consideration in this matter,
Susan Reynolds
P.O. Box 2576
Nevada City CA 95959

Sent from my iPad

From: [Heather](#)
To: [CDD Comments](#)
Subject: Tioga Workforce housing project.
Date: Sunday, June 28, 2020 1:17:58 PM

CAUTION: This email 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'm writing about the Tioga Workforce housing project. I'm in favor of this project and the ideas behind it. I have grown up and lived in Mono County for 30 plus years. I have had the struggles of finding housing in the area for many years. I have worked for many companies in town including Mammoth Mountain, Mammoth Hospital, Whoa Nellie Deli, and a few more. The lack of housing has always been an issue and business owners are not able to keep valuable employees. This project helps with the housing shortage for many towns in the surrounding area and will keep a constant workforce in the area.

I've lived in the workforce housing that Dennis has provided for his employees at the Tioga Gas Mart. He is a wonderful person to work for and takes care of his employees for housing. He ensures that his buildings are looking nice and well maintained. This project is a great way to give opportunities for employees stay in the area year round without the threat of seasonal rentals. This also gives business owners the opportunity to keep valuable workers and not have to worry about the lack of housing in the area.

Dennis is fair And honest employer who is concerned about his employees and surrounding communities. He's not looking to gouge workers in the area. He knows how valuable it to keep good employees and is here to provide a service to the community. This is why he has returning employees for 13 plus years.

Mono County is way overdue for decent housing in the area. This housing project could supply June Mountain, Lee Vining, Mammoth for better options for housing. Maybe even the hospital for traveling doctors or nurses.

Please consider the approval of this project. Mono County is in dyer need of housing and this is a great area for it.

Sincerely,
Heather Roberts

Sent from my iPhone (please excuse any typos).

From: [Nola Scalzi](#)
To: [CDD Comments](#); bartshe@monolake.org
Subject: Toga inn project
Date: Sunday, June 28, 2020 2:31:36 AM

CAUTION: This email 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 50 year resident of the Central Sierras I'm looking ahead for my next trip from home. I will not be able to visit the Mono basin (one of my favorite areas) if the project goes ahead. The degradation and just plain "wrongness" of the development at the foot of Tioga Pass will make me feel bad and almost guilty, that I didn't do more to try and modify or stop it. I just won't be able to view it without regrets. Please modify or don't build as planned. It's just too much development for the site. Respectfully submitted, Nola Scalzi, Pollock Pines, Ca.

From: [Lindsay at Vajra Sangha](#)
To: bartshe@monolake.org; [CDD Comments](#)
Subject: No Tioga Inn
Date: Sunday, June 28, 2020 7:02:39 PM

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

Do not approve the development Tioga Inn in the Mono Lake Area. Mono Lake is a wilderness treasure. Let's keep it that way.

Lindsay Schachinger

--

“If we really face our sadness we find it speaks with the voice of our deepest longing.” -Peter Kingsley

From: [Jutta Schmidt-Gengenbach](#)
To: [CDD Comments](#)
Cc: [Bartshe Miller](#)
Subject: Tioga Inn Project
Date: Sunday, June 28, 2020 11:02:29 AM

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Dear Board of Supervisors -

My comment is simple. There have been hundreds of thoughtful comments submitted on this topic, and by now you are familiar with all the objections. The Mono County Planning Commission apparently ignored over 900 written comments, and the 100 or so in person verbal comments at the Planning Commission meeting. There is OVERWHELMING opposition to this project as it is currently proposed, including from myself. **We elect you to represent us, please do so and vote to reject the current Tioga Inn Project proposal.**

Thank you,
Jutta

Jutta Schmidt-Gengenbach
55 Pinon Dr.
Swall Meadows, CA 93514

From: [Jack Stephens](#)
To: [CDD Comments](#)
Subject: Mono Lake development
Date: Sunday, June 28, 2020 8:41:52 PM

CAUTION: This email 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 DO NOT allow the proposed development project around Mono Lake. This is one of the most unique wild areas in the country, and must be preserved.

Jack Stephens

Edmonds, WA

From: steve@meyerschevrolet.com
To: [CDD Comments](#)
Subject: Mono Lake
Date: Sunday, June 28, 2020 5:55:38 PM

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To whom it may concern, I am not a California resident so this doesn't directly impact me, but I was previously. I am opposed to this kind of development because it seems to be based on money, not the best interest of the community. We are eventually going to run out of wild places. Don't let that happen to Mono Lake.

Sent from my iPhone

From: [Rob Stockwell](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Sunday, June 28, 2020 5:01:44 PM

CAUTION: This email 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 let this project move ahead and either succeed or fail on its own business model. Opponents would suggest that this project will damage the scenic qualities of the Mono Basin. It will not. Just as having a SCE sub-station on the outskirts of the town does not. People coming to visit the area expect to see and require commercial services, especially at a major highway intersection such as 120/395. As more and more people have come services and housing for it has not kept up. I'm sure the developer has done a cost analysis to justify this need.

Opponents use the safety card on how bad this project will be on travel, be it by car, foot or bike. That intersection has been dangerous for crossing or making left turns for decades. CalTrans knows this, NPS knows it and the USFS knows it. Designating the Mono Basin a Scenic Area has just made the problem worse. Don't burden the developer with fixing it. That intersection is bad whether this project goes through or not.

Those who oppose this project have an agenda. Some think all growth is bad and don't want their area to change. That probably is natural but not realistic. Others maybe don't want the competition but that is the way of the free market process. But whatever the case your role is to be fair and not overly restrictive. A tough job for sure.

From: [Denise Taylor](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Sunday, June 28, 2020 4:54:28 PM

CAUTION: This email 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 supervisors,

As a frequent visitor to the Mono Lake and Mono County area, I am writing to request that you vote to deny or modify the current scale of the Tioga Inn project. I am concerned that it will create negative traffic effects, impacting the safety of motorists, bicyclists and pedestrians. I am also concerned that it will forever negatively change the scenic nature of the Mono Basin. Mono Basin is one of the few remaining places with truly dark night skies, and the project will create much light pollution. This not only affects astronomers and astrophotographers, who bring tourist dollars to the area in pursuit of the dark sky, but also impacts migratory birds who frequent Mono Lake as part of the Pacific Flyway.

Also, given the current pandemic and past history of overcrowding at Yosemite, is this the right solution to serving Yosemite tourism? I don't believe it is. I believe a better plan is to revisit Yosemite Master Planning and reduce human access to Yosemite Valley using a permit system in order to preserve it and the Greater Mono Basin from over use and ecological damage. More employee and tourist accommodations are not necessary.

Thank you for considering my comments in your decision.

Sincerely,

Denise Taylor
818-640-7430

From: telliard@msn.com
To: [CDD Comments](#)
Subject: Housing
Date: Sunday, June 28, 2020 8:19:23 AM

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I have spent hours on zoom watching and listening to the cons and a few pros to this project. Never have I witnessed such a one-sided movement to stop a very needed project.

Exaggerations beyond belief.

Be careful folks, you have a local businessman that cares about the area as much as any of you

and is willing to build very needed units that will benefit all.

Please block out the negative noise and approve this project.

Sincerely,

William Telliard

From: [Scheereen Dedman](#)
To: [CDD Comments](#)
Subject: Fwd: Tioga Inn Project - Concerns
Date: Sunday, June 28, 2020 12:21:13 PM

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Ann Tozier <anntozier@gmail.com>
Sent: Sunday, June 28, 2020 11:48:38 AM
To: Bob Gardner <bgardner@mono.ca.gov>; Jennifer Kreitz <jkreitz@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>; Stacy Corless <scorless@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>; Scheereen Dedman <sdedman@mono.ca.gov>; Shannon Kendall <skendall@mono.ca.gov>
Subject: Tioga Inn Project - 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.

As a full time resident of Mono County I would like to express my concern about the proposed Tioga Inn Project. It is a highly complex project making it difficult for the layperson to understand all of the various complexities involved in the project, however I have apprehensions over its scope.

One of my main concerns is the impact on the water system. We live in a relatively dry climate, and I don't comprehend how a project of this size would not overtax the water supply relative to existing community needs, Mono Lake maintenance, and LADWP's consumption. The impact is most likely going to increase over time with the ongoing global warming.

I also have grave concern over the scope of the project... the visual impacts, traffic, community impact (Lee Vining), and recreational impacts on eastern Tioga Pass and trails.

Thank you,
Ann Tozier
June Lake

From: [Vladimir Vozdvizhensky](#)
To: [CDD Comments](#)
Cc: bartshe@monolake.org
Subject: The Tioga Inn Project
Date: Sunday, June 28, 2020 3:44:33 PM

CAUTION: This email 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 Sir or Madam,

My name is Vladimir Vozdvizhenskiy and I live in Moscow, Russian Federation. As a tourist I was lucky to visit Mono Lake four times in my life. I first came in 2009 to see and photograph the tufa formations. I have returned (and would love to return again) because of the clear night skies and numerous possibilities to practice nighttime photography that this area offers.

My interest in Mono Lake made me sign up for the newsletters of the Mono Lake Committee. This is how I have learned about the Tioga Inn Project and decided to write you this letter today.

To be brief: I think it is a bad project. Major drawback for me as a tourist - if completed it will add so much light pollution in the area at night. This will destroy the possibility to observe stars at night, which is one of the main tourist attractions of the place. That would be a real shame, because there are not so many places on our planet left where you can do this. For example you will be hard pressed to find a similar place in the European part of Russia or anywhere in Europe at all. Which explains why we (European tourists) take the trouble to come to places like Lee Vining. You are really lucky to have Lee Vining and Mono lake within just a few hours of driving distance from all major CA cities.

Maybe more important is the fact that a lot of Californians seem to love the place and come to the area regularly to enjoy nature that is free from real estate development. On all of my visits I have met local photographers who had come to Mono lake for nighttime photography. Add light pollution to the place and they will stop coming and go somewhere else instead.

This is just one reason why this project is bad; you might agree there are other reasons as well (increased car traffic, more waste, impact on wildlife, impact on water resources of the area etc.).

I hope that you don't just dismiss my letter because it comes from a foreigner. After all this is a feedback from a tourist who liked the place and took the trouble to come back several times (the proverbial returning customer!).

Please listen to what the Mono Lake Committee have to say on this project. The Committee members make a lot of efforts to protect the place and its natural beauty from the use and abuse of the civilization.

Sincerely,
Vladimir Vozdvizhenskiy
Tourist

Отправлено с iPhone

From: [Maggie Wahl](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Sunday, June 28, 2020 9:14:04 AM

CAUTION: This email 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 Margaret Wahl and I am writing to you in regards to the Tioga Inn Project.

I am deeply concerned about all the negative impacts this project will have to the mono basin and community of Lee Vining. It will affect the view shed of thIs incredible area, Impact the mule deer migration, cause dangerous pedestrian and cyclist conditions, and increase traffic congestion and danger. Please vote no on this project and protect this special area.

Thank you for your time,
Margaret Wahl

Sent from my iPad

From: [Helen W](#)
To: [CDD Comments](#); bartshe@monolake.org; [Helen W](#)
Subject: June 29th vote - Tioga In Project
Date: Sunday, June 28, 2020 3:06:29 PM

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cddcomments@mono.ca.gov
bartshe@monolake.org

Dear Mono County Supervisors,

As a frequent visitor to the Eastern Sierra, since 2015, I have a passion for preserving the Mono Lake/ Basin environments, and the Lee Vining community.

On June 29 you will be asked to vote on a resolution to override the concerns of local Agencies, residents, and the public in order to approve the Tioga Inn Project and accept its significant adverse impacts on the Mono Basin.

This project:

1. ignores public input
2. disregards the guidance of the Mono Basin Community Plan
3. refuses to pay its own way
4. will create significant adverse impacts to the service level of local schools, the capacity of LVFPD, the safety of pedestrians and cyclists (between the project and Lee Vining), the traffic safety at a major highway intersection (Ca 120 & US 395), the health of the local deer herd, and the visual integrity of Mono County's prized scenic and economic resource—Mono Lake and the gateway to Yosemite National Park.

* A vote to override and ignore these impacts and public concerns will not make them go away. The project is intertwined with construction of the Hotel and Restaurant; FSEIR doesn't include the Hotel and Restaurant, which impacts the use of the proposed housing does it?

Helen Watson
510-303-5155
Landscape Photographer

From: [Charles Watters](#)
To: [CDD Comments](#)
Subject: Oppose the Tioga Inn Project at Mono Lake
Date: Sunday, June 28, 2020 4:50:09 PM

CAUTION: This email 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 writing to express my deep concern about the proposed Tioga Inn Project. The project, if approved as currently outlined, will have many damaging and irreversible negative impacts on the Mono Basin and the Lee Vining community. I urge you to deny the project application, or at minimum, consider the many alternative solutions that have been submitted by the public, various agencies and local residents.

Mono Lake is a national treasure (as featured on CBS Sunday Morning 6-28-2020). The Tioga Inn Project, if approved, would forever degrade the scenic beauty of the Mono Basin, adversely impact the pristine clarity of the night sky, and significantly degrade the quality of life for local residents and the many visitors that come to the Basin each year. The project would contribute to the urbanization of the Mono Basin with increased traffic and pollution, it would stretch the capacity of vital community services (possibly requiring tax increases for Mono County residents), and it would permanently damage the magnificent vista of the eastern gateway to Yosemite National Park.

The proposed Tioga Inn Project is not compatible with the Mono Basin environment and lifestyle and I urge you to deny this project application.

Thank you for your consideration.

Sincerely,
Charles Watters

From: [Lennis Boyer](#)
To: [CDD Comments](#)
Subject: Tioga Inn project
Date: Sunday, June 28, 2020 11:47:14 PM

CAUTION: This email 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 in support of the Lee Vining Community in regards to their concerns about this project and the adverse impact it will have on local services.

Local schools, the volunteer fire department, safety of cyclists and pedestrians, and wildlife will all bare the burden of this new development.

Please consider the Mono Basin Community Plan as you deliberate on this Tioga Inn Project.

Sincerely yours,

Lennis Watts
91 Quail Circle
Swall Meadows

Sent from my iPhone

From: [Erin Wilson](#)
To: [CDD Comments](#)
Subject: Tioga Inn Comments
Date: Sunday, June 28, 2020 11:03:46 PM

CAUTION: This email 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 regards to the Tioga Inn Project:

I am a recreational photographer who travels to Mono County to visit the incredible dark night skies at Mono Lake. While I have traveled to several designated dark sky locations, none of these locations compare to the dark skies at Mono Lake.

The geographic features of Mono County make Mono Lake a world class destination for dark sky viewing and night photography. The natural barriers of mountain ranges block distant light. And the less densely populated areas of Mono County generate minimal light at night in the basin. Unfortunately, the proposed Tioga Inn Project will introduce a significant amount of ambient light into the area. The location of the proposed development is concerning as the light generated will erode night photography and night sky viewing in the Mono Lake area. In addition, the additional light could possibly impact dark skies along Tioga Road and into Eastern Yosemite.

Dark night skies are a vanishing resource in the US. Please preserve this precious resource. On a personal note, I have visited Lee Vining and Mono Lake multiple times for the wonderful dark sky resource at Mono Lake. Each visit, I have stayed in and conducted business with Lee Vining merchants. If dark skies are eroded, I will likely take my tourist dollars elsewhere and likely remove Mono County from my travel list. Thank you for considering my comments.

From: [melissa witte](#)
To: [CDD Comments](#); bartshe@monolake.org
Subject: Please deny Tioga Inn Project approval
Date: Sunday, June 28, 2020 8:37:28 PM

CAUTION: This email 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 Members of the Mono County Board of Supervisors,

I am writing to express my concern that the proposed development of Tioga Inn will fundamentally change, and diminish, the small town character of the Mono Lake Basin and its environs; I am asking you to deny approval of the Tioga Inn, as currently proposed.

I am a Bay area resident who travels to Lee Vining annually for the Mono Basin Bird Chautauqua. I come for the birds, wildlife, scenery, and the feeling that I am getting away from the hustle and bustle of a more urban setting. I am quite sure that many of the residents of the area are there for the same reason, and become heartsick when I consider the permanent, inalterable impacts of more development in this unique area of the world.

The effects of this housing project on wildlife, traffic, safety, local housing, and scenery are all negative. From what I am reading, this is not a project that is supported by local residents. As a visitor to your town, and resident of the planet, I wonder, could we just stop with the development of unique and pristine landscapes and, instead, capitalize on the natural beauty and inherent wealth of the landscape? I realize that this may seem a naive or impossible notion, but, really, it's a human decision. Our legacy, as humans, is already threatening the integrity of the planet, which is suffering death by a thousand cuts. To some of us, the hotel and restaurant which have already been approved, and the pending housing project, are merely additional examples of this reality. Please reconsider allowing the Mono Basin to become another victim of short-sighted, money-oriented, habitat-destroying decision making that will turn your unique community into Anywhere, USA.

Please vote no on resolution R20-01 and work with the Mono Lake committee, the community, and other stakeholders to find a viable solution that is more amenable to current community members. Any development needs to be ecologically sustainable at least, regenerative at best, and agreed-upon by those who will most fundamentally feel its impacts.

Sincerely,
Melissa M. Witte
Petaluma, California

From: elizabeth.allison@aya.yale.edu
To: [CDD Comments](#)
Cc: bartshe@monolake.org
Subject: Tioga Inn project
Date: Monday, June 29, 2020 8:57:32 AM

CAUTION: This email 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:

As a frequent recreationist in the Eastern Sierra, a concerned citizen of California, and a professor of environmental studies, I am writing to express my strong concern and objection to the proposed Tioga Inn project.

As you have heard from many other local residents and concerned constituents, this project poses *severe* and *irreparable* harms to the scenic and wildlife qualities that make Mono Country special and beloved by so many visitors. The harms to the view shed above and around Mono Lake are extreme, significantly decreasing the scenic qualities of the area.

In addition, the Eastern Sierra is one of the few remaining places that humans and wildlife can find truly dark skies anymore. The proposed development will destroy this increasingly rare resource by adding a nighttime ambient source of light that is likely to harm wildlife, migrating birds, and human star watchers.

This project will destroy the peace, tranquility, and scenic views that the Eastern Sierra is known for, offering only short-term private financial gain in return.

Please do not approve this project.

Sincerely,
Elizabeth Allison, PhD
1024 Neilson St.
Albany, CA 94706

From: [Kate Angel](#)
To: [CDD Comments](#)
Subject: Building complex
Date: Monday, June 29, 2020 8:31:32 AM

CAUTION: This email 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 longtime visitor to this area, I travel to see the incredibly beautiful views that your area has to offer. They are more than worth the long journey!

Building even 100 units will not only spoil the view, but will cause further pollution, road building and other necessary infrastructure to maintain the living spaces.

Please don't spoil what cannot be measured by money!

Kind regards,
Ms Angel

From: [patricia barni](mailto:patricia_barni)
To: [CDD Comments](#)
Cc: bartshe@monolake.org
Subject: Tioga Inn project
Date: Monday, June 29, 2020 7:15:23 AM

CAUTION: This email 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 Planning Commission,

We are writing to you to voice our concerned opposition to the proposed Tioga Inn project in Lee Vining.

The project will have a significant, unavoidable, direct, cumulative and adverse impact on scenic resources and visual character. People travel from all over this country and all over the world to see the beauty of the Eastern Sierra and our much beloved clear and dark night skies [and support Mono County's tourism industry] and these impacts are simply intolerable. Degrading the views of the scenic Mono Basin is unacceptable and with no plan in place to fully mitigate all of these impacts, the plan should be denied.

The project will bring significant, adverse, and unavoidable cumulative impacts to the Casa Diablo Mule Deer Herd. The growing scope of the Tioga Inn project will further constrain migrating deer and will likely result in additional deer-vehicle collisions immediately north and south of the intersection of Highway 395 and Highway 120 West. It is long past time that we start valuing and protecting to the greatest degree the other animals that call the Eastern Sierra home. This project poses a threat to both deer and human safety and the plan should be denied.

The project will ultimately make the existing housing shortage problem worse for Mono County by only providing for 2/3 of the forecast future onsite employees [at best]. Also, the project deliberately avoids any guarantees that the housing will be affordable. It is unacceptable that Mono Basin and surrounding communities experience exacerbated seasonal housing shortages and increased rents and the plan should be denied.

We are saddened and frustrated that the county has accepted and would continue to approve a plan that so directly conflicts with the spirit and intent of the Mono Basin Community Plan and it is contrary to most of the plan's values, policies, goals, and objectives. This leads to mistrust of county officials and is no way to build community or strong working relationships in Mono county. This plan should be denied.

The Tioga Inn project threatens the character of Mono County's Yosemite gateway community and sets a poor example for future projects in the county along the Highway 395 corridor. The project is not consistent with Mono County's "Wild by Nature" campaign, and it devalues the very resources that Mono County takes pride in and this plan should be denied.

For these reasons and those put forth in the letter to the Mono County Board of Supervisors dated June 24, 2020 from Winter King of Shute, Mihaly & Weinberger LLP, we respectfully ask that the Mono County Planning Commission NOT vote in favor of this negatively impactful project.

Thank you for your time,
Patricia Barni & Christopher Hrabak
115 Eagle Vista [Paradise] Mono County full-time residents



June 28, 2020

Directors

Robert Creasy

Mr. Dennis Domaille
22 Vista Point Drive
Lee Vining, CA 93541

Naomi Jensen

Martin Kleinband

Re: Tioga Inn Project

Rick Phelps

Dear Dennis,

Don Condon

As you know, the High Sierra Energy Foundation is a non-profit organization with a mission to promote the culture of energy efficiency and sustainability in the Eastern Sierra. We promote these foundational goals through education and awareness building of the benefits one can achieve by evaluating and implementing technology and best practices to lower the environmental impact of buildings and actions.

As part of that mission, we urge you, or the ultimate developer of the project, to review all options to design and build the most efficient buildings possible, with specific emphasis on electrification and decarbonization and consider a Zero Net Energy (ZNE) or LEED certified building. We often see that a budget is set for a project and little consideration is made to analyze upfront costs versus ongoing reduced operating costs and benefits of efficiency measures and renewable energy generation.

In the 2007-2008 California Strategic Plan, the California Public Utility Commission adopted ZNE goals that all commercial construction in California will be ZNE by 2030. ZNE can be defined as, "The societal value of energy consumed by the building over the course of a typical year is less than or equal to the societal value of the on-site renewable energy generated." This project would be an excellent one to aspire towards ZNE and interim energy and decarbonization reduction targets based on measured-performance due to its intimate connection with nature.

P.O. Box 3511 Mammoth Lakes, CA 93546

phone 760.934.4650

www.highsierraenergy.org



We realize that our climate zone presents challenges in getting to ZNE, however the Page Center at UCSB's Sierra Nevada Aquatic Research Laboratory built in 2015 and the Sierra Nevada College in Truckee, also built a building a decade ago that could serve as inspiration.

We believe this project could showcase energy efficiency and renewable energy and lower the environmental impact on the community and we hope you will consider the long-term and wide-reaching benefits by committing to building a high performance and sustainable project.

Sincerely,

A handwritten signature in black ink, appearing to read "Pamela Bold".

Pamela Bold
Executive Director

cc: Mono County Board of Supervisors

From: [Scheereen Dedman](#)
To: [CDD Comments](#)
Subject: FW: Tioga Inn project
Date: Monday, June 29, 2020 7:07:38 AM
Attachments: [image003.png](#)

Scheereen Dedman
Senior Deputy Clerk – Elections Assistant
County of Mono
760-932-5538 (office)
760-932-5531 (fax)
760-932-5530 (main line)
sdedman@mono.ca.gov



From: Shannon Kendall <skendall@mono.ca.gov>
Sent: Monday, June 29, 2020 4:24 AM
To: Scheereen Dedman <sdedman@mono.ca.gov>
Subject: Fwd: Tioga Inn project

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From: Thomas Browne <tw.browne@att.net>
Sent: Sunday, June 28, 2020 8:44:38 PM
To: Shannon Kendall <skendall@mono.ca.gov>
Subject: Tioga Inn project

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recognize the sender and know the content is safe.

Hello-i'd like to make a few comments concerning this proposed project. Even though i don't live in the area, once or twice a year i pass through and spend time in the area. Because of the Mono Basin`s uniqueness, i've been doing this for close to 40 years. i love the Mono Basin! From what i've read, it seems that the developer has been unwilling to take the town of Lee Vining into consideration when it comes to formulating plans for their development. Despite their claims to the contrary, the developer seems to have little use for the guidance found in the Mono Basin Community Plan. This Plan reflects a desire to keep the "Small Town" feel for Lee Vining and the surrounding area. If this project goes through as proposed it will surely be an aesthetic blight on the town. As well, the current residents will be burdened with extra costs concerning the educational and fire aspects of Lee Vining without any benefits. i ask that you vote to reject this proposal and ask the developer for serious alterations, after consulting with Lee Vining residents, to be made to their plans. Respectfully, Tom Browne

Tioga Inn Comments

June 29, 2020

Mono County Board of Supervisors

P.O. Box 715

Bridgeport, CA 93517

To: Honorable Supervisors

I, Susan Burak, am writing today to document my concerns regarding water supply issues with the proposed Tioga Inn Project. I am a hydrologist with experience in groundwater/surface water interactions.

The two wells that are expected to supply water for the project have limited capacity. Well 1 has a completed depth of 600 feet. Static water levels are 340 feet down from the top of the well casing, leaving a 260-foot column of water in the well. A four-hour pump test at 150 gallons per minute drew the water column down 210 feet, to a depth of 550 feet in a 600 foot well. The drillers log does not provide the depth of the well pump- typically a pump is located well above the bottom of the well. In this case, if the pump was located 25 feet above the bottom of the well, the column of water that would be available for use is only 25 feet.

The second well has similar characteristics and drawdown after a 10-hour pump test was 255 feet. The water level in well 2 after the pump test was close to the bottom of the well. There is no information on recharge rate on both wells. Knowing how much time is required for water levels to return to static levels is key for managing pumping rate as well as simply knowing there is enough water to supply the project. The fact that water levels in both wells fell to close to the bottom of each well requires further study to determine if the wells are capable of providing total annual water demand as well as providing water for irrigation. Assuming the wells will provide irrigation water while the wastewater treatment facility is being built must be include the calculations used to estimate annual and maximum water demand projections.

The total annual water demand for the project is estimated to be about 37 AFY. There is no data on how this number was calculated; estimates of the maximum water demand at build out are also lacking. The capacity of the wastewater treatment system is reported to be 46 AFY, therefore the SEIR should assume a maximum annual demand of 46 AFY.

While treated wastewater is planned for “most” of the outside irrigation, well water will augment wastewater. Outside irrigation is expected to use up to 60,000 gpd. Assuming the outside irrigation season is May through the end of September, approximately 27 AF will be used by outside irrigation. “Most” of this irrigation water will be treated waste water. Details as to the

volume of well water required to irrigate during project construction is essential because the wells may not have the capacity to provide water for the project and outside irrigation without negative effects on Lee Vining Creek.

Longer duration constant rate drawdown tests (12 to 24 hours) coupled with recovery tests are needed to provide short- and long-term drawdown estimates, pump setting and recharge of the pumped well. Information from these tests are necessary to determine pumping limits and to draw informed conclusions on the possible interactions with Lee Vining Creek. The flow values given in the SEIR are optimistic (25 cfs) and do not reflect the range of measured flows of 10 to 25 cfs. A more detailed analysis would be necessary to determine how much, if any, stream depletion occurs from Lee Vining Creek as a result of pumping the project's wells. During the growing season, Lee Vining Creek flows have been recorded as low as 15 cfs, and as low as 10 cfs in winter. Flow measurements are taken below the LADWP diversion dam.

The effect on the creek would be determined by the change in the gradient of the groundwater surface elevation adjacent to the creek. Longer duration pump tests are needed to evaluate the impacts on both the water supply wells and Lee Vining Creek. Until further studies are completed, strict pumping limits need to be included during low flow times of the year. Longer duration pump test information, documenting drawdown and recharge in the two wells and recording the water surface elevation in the creek will provide the information needed to characterize the magnitude of the impact of this project.

Without additional pump tests and a knowledge of the recharge rate, there is a high level of uncertainty regarding the capacity of the wells to supply the project and minimize or eliminate impacts on Lee Vining Creek.

In general, the project would be improved with an overall reduction in size that would make the visual and environmental impacts less obtrusive and aligned with the scenic values of the Mono Basin.

Respectfully,

Sue Burak

From: lighteyes@charter.net
To: [CDD Comments](#)
Subject: Tioga Inn project
Date: Monday, June 29, 2020 8:25:32 AM

CAUTION: This email 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 Tioga Inn project is a bad idea. It will harm the local businesses and threaten Mono Lake views. These open space views are what draw many visitors to the area. Also it will add light pollution to one of the few remaining dark sky areas in California. Please, do NOT approve this project.

Sincerely,
Alice Cahill

From: [Karen Close](#)
To: [CDD Comments](#)
Date: Monday, June 29, 2020 1:31:48 AM

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. The Tioga Inn project threatens to bring a host of significant adverse impacts to the community of Lee Vining, the scenic Mono Basin, and the gateway to Yosemite National Park. Please consider scaling back the planned development in order to reduce light pollution in the mono basin. Also, developers should bear true costs of the project, not Lee Vining community.

Thanks for your consideration,
Karen Close
Frequent Lee Vining visitor

From: [Cat Connor](#)
To: [CDO Comments](#)
Subject: Toga 3m Project
Date: Monday, June 29, 2020 2:06:43 AM

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Dear Supervisors,
I have one simple question for the developer.
Why would you destroy this?!!!!
Asking for my generation and the generations before and after mine.
Thank you,
Cat Connor - Night Photographer



From: [Christine Decker](#)
To: [CDD Comments](#)
Subject: Proposed Tioga Inn project
Date: Monday, June 29, 2020 8:37:01 AM

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Dear Mono County Board of Supervisors:

As a longtime annual visitor to the Mono Basin (since discovering it in 1987), I am concerned about the devil in the details of the proposed Tioga Inn development. I fret that not only is the scenic beauty of the area threatened, but that the County, in its zeal to bring in further tourist dollars, is about to saddle itself and its residents with costs exceeding the benefits of the planned development. Also, as one of the reasons tourists go to the Mono Basin is its dark sky and open space, you risk chasing away the tourist dollars you currently enjoy.

I live in a very congested, sprawling area. I have seen developments promising sales tax dollars be approved where clearly there would be severe negative impacts from congestion (and further degraded air quality), or the City infrastructure would require expensive extension. The Tioga Inn development as drafted carries this very real and likely outcome.

I am not suggesting you “just say no.” I urge you to consider the alternatives proposed by the Mono Lake Committee and tell the developer they must bear more of the expenses and scale back the project. The Committee has a strong history of working with “opposing interests” in compromise for the betterment of the basin.

Sincerely,

Christine Decker
San Jose, CA

From: [Gabe Dennis](#)
To: [CDD Comments](#)
Subject: Stop the Tioga Inn Project
Date: Monday, June 29, 2020 12:32:19 AM

CAUTION: This email 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 Members,

I am writing to ask you to stop the proposed Tioga Inn Project by voting it down. The project will damage the scenic nature of the Mono Basin, compromise the safety of motorists, pedestrians and cyclists, stretch the capacity of local schools and the volunteer fire department, and saddle the Lee Vining Community and Mono County taxpayers with impacts and financial burdens that should be the responsibility of the developer.

As a frequent visitor to to the county and to Mono Lake for recreation, solitude, nature, and to support the environmental efforts of the Mono Lake Committee, I can speak that this would not be the kind of development or tourism you want to attract to the region. The views (especially the dawn view) of the lake would be spoiled and the cost burden on the county would be high. Consider alternate, smaller sites further away and not visible from the lake.

Thank you for your consideration,

Gabe Dennis
2825 East 8th Avenue
Vancouver, BC V5M 1W8
Canada

From: [Fichtel Light](#)
To: [CDD Comments](#)
Subject: Please do not approve the Tioga Inn project
Date: Monday, June 29, 2020 5:55:53 AM

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Greetings,

We would like to register our concerns about the proposed Tioga Inn development (behind the Mobil station/Whoa Nellie Deli in Lee Vining). This development would negatively impact the dark skies around Mono Lake, create additional traffic issues at the gateway to Yosemite National Park and create additional barriers in a deer migration corridor. Please do not approve this new development.

Sincerely,

Chris Fichtel and Nancy Light
June Lake CA property owners

From: [MK Hamilton](#)
To: [CDD Comments](#)
Subject: Meeting Today re: Tioga Inn Project
Date: Monday, June 29, 2020 8:48:16 AM

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Please, do not desecrate this holy place with this or any such dreadful project.
Thank you.
Mary Hamilton

From: [Mickey Hazelwood](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Monday, June 29, 2020 6:40:55 AM

CAUTION: This email 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,

There are many problems with the Tioga Inn Project, as it is proposed. Among those problems are that:

- It violates the Mono Basin Community Plan vision and principles
- It is bad for kids, schools, businesses, Mono Lake, and Lee Vining
- It will stick the community and Mono County taxpayers with millions of dollars in unfunded obligations
- It ignores agency, resident, and public solutions

The Tioga Inn Project will construct a privately-owned city with three times the current population of Lee Vining on top of a highly visible ridgeline with limited emergency access that is physically separated from Lee Vining by major highways. This is not sound community development. In fact, the Tioga Inn Project presented to you repeatedly undermines the core Community Plan values of “small compact communities” featuring a walkable town, “safe, friendly communities” where children have high quality education opportunities, and “a healthy natural environment” that includes scenic grandeur and dark-night skies, where the natural character of the land is protected “by minimizing the intrusiveness of structures.

Recommendations have been made regarding how to improve this project and make it conform to the Community Plan. Please do not ignore those recommendations and the fact that this project, as proposed, does not constitute sound community development. Please hold developers responsible for adherence to the vision and principles that have been established. The residents of Lee Vining deserve better, wiser development, and the viewshed of Mono Lake and the gateway to Yosemite NP deserve better, wiser development.

Sincerely,
Mickey Hazelwood

From: [Renee Jones](#)
To: [CDD Comments](#)
Subject: Tioga project
Date: Monday, June 29, 2020 8:20:39 AM

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A development planned 27 years ago, still on the table!

Our understanding of our planet is very different now than 27 years ago. We have seen wildfires, drought, climate change, and the effects on All living beings.

There are so many reasons to shelve this project:

the lack of sustainable energy at the site.

(Instead, enormous propane tanks at the base of the canyon just waiting to light the canyon on fire, instead of solar panels and sustainable and clean energy.)

The light pollution.

The traffic nightmare.

The dangerous situation of highway used by pedestrians and bicyclists. (Seriously, do you think people and children will actually wait for the shuttle to take them back-and-forth to town? Of course not, they will walk and bicycle.)

CalTrans will not handle the traffic issues, they state.

The impact on the school system and the fire department and the police department.

The visual disruption of a gorgeous vista.

The creation of literally a separate town, but a “town” that expects the small town of Lee Vining to pick up the tab.

Being online for 7 hours recently, watching the planning commission completely disregard ALL the concerns, was a painful experience.

We are asking for more thoughtful deliberation by you.

We, collectively, saved Mono Lake from destruction.

We must save this site also.

Lee Vining and Mono county should not pick up the tab for this development. So many events have stalled it, for a reason : it shouldn't be built!

Renee Jones, San Jose, CA
Camper, climber, hiker, photographer
Mono Lake committee member since 1978
Scholarship Supporter of LVHS

From: [Rodd Kelsey](#)
To: [CDD Comments](#); bartshe@monolake.org
Subject: Tioga Inn
Date: Monday, June 29, 2020 8:05:03 AM

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Dear Committee Members and Mr. Miller,

I'm writing to express my deep concern over the proposed construction of the very large Tioga Inn in Lee Vining. I've spent a lot of time in and around Lee Vining - conducting research in Tioga Pass and for many years leading trips as part of Bird Chautauqua. Mono Lake, Lee Vining and the surrounding basin and mountains are a spectacular place. I'm sympathetic to the desire for economic development for the town and in wanting to enable more people to appreciate and enjoy such a special part of California.

However, a development of this scale is inappropriate for its location and from my read of the environmental documents will likely fall short of its intentions, even exacerbating some of the challenges the town faces in terms of housing. Such a development will likely spoil many of the natural resource values that attract so many visitors, including the dark sky. Also, given the location it will have significant wildlife impacts - such as those to migratory deer herds. Much of the local community has already pointed out the problems the project as designed could create and called for a much more integrated plan for addressing housing and economic development. Apparently this has fallen on deaf ears in Mono County.

I urge you to reconsider this plan. Not because further development in Lee Vining should not be pursued, but because to sustain the natural beauty of this place and create long-term solutions for the people of Lee Vining requires much more thoughtful planning. California is awash in poorly conceived development that only exacerbated existing housing, traffic, and economic issues as well as spoiled its natural history. Please don't add to that legacy. Rather, take a step back, work with the community and come up with a better plan.

Sincerely,

Rodd Kelsey

From: [laurie l](#)
To: [CDD Comments](#)
Subject: Tioga Inn
Date: Monday, June 29, 2020 7:22:25 AM

CAUTION: This email 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 Members of the Board of Supervisors of Mono County:

This email is to express my opposition to the entire proposal for the Tioga Inn. It is inconceivable to me that this project at this site will not irreparably damage the viewscape as well as the environment of the basin. This includes the issue of the water source and amount, the negative impact on the community in the Mono Basin, the additional traffic, etc., etc. I understand that there is massive opposition to this idea. Please vote to oppose.

Laurie Lawrence

June 28, 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 the opportunity to comment on the Tioga Inn project, which I strongly oppose.

Those in support of the project say it will provide affordable housing to meet the existing need in Lee Vining and Mono County. But it won't.

The document you're voting on today states that the purpose of the project is to provide housing for the employees of the future hotel and restaurant and their families. Therefore, the project will *not* provide housing to meet the existing need. The document states that the type of housing proposed is 97% market rate, which means it will *not* be affordable housing for the workforce or the community.

I have been asked if I think it's a good thing that employers provide housing for their employees. I do. However, this project as proposed will not actually do that.

With 97% of the project housing at market rate, I doubt that the hotel and restaurant workforce will be able to afford to live there, and will look elsewhere for housing, increasing the demand in Lee Vining, June Lake, Bridgeport, and Mammoth and thereby worsening Mono County's housing shortage.

Further than that, the project document states that at full build-out, the housing will not accommodate all the people who would need to live there. Those people will look elsewhere in neighboring communities for housing, worsening Mono County's housing shortage.

Mono County does not need more market rate housing. And it certainly does not need a project that comes with any one of its significant adverse impacts, let alone *five* of them.

If you vote to approve this project today, you will be responsible for failing to address the existing affordable housing shortage in Lee Vining and Mono County, worsening the housing shortage when the project reaches full build-out, and imposing the litany of unacceptable adverse impacts on the community of Lee Vining, Mono County taxpayers, and the scenic Mono Basin.

Please do not let this be your legacy. Please vote for Option 2 and do not approve this project.

Sincerely,

Elin Ljung
Lee Vining, CA 93541

From: [Barry and Denise McPherson](#)
To: [CDD Comments](#)
Subject: B McPherson comments on Tioga Inn June 29, 2020
Date: Monday, June 29, 2020 8:27:40 AM

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Honorable Mono County Supervisors,

Here are the comments I intend to present verbally via Zoom during your meeting today. Below these comments are additional comments, mainly regarding the Planning Commission meeting of April 16 during which I presented comments.

June 29 comments:

"My name is Barry McPherson, descendent of a family that came to Mono Basin about 1909. My wife Denise and I inherited the McPherson property surrounding, but not including, Mono Inn. Thank you for this opportunity to comment on the proposed Tioga Inn.

I strongly encourage you to reject the Planning Commission recommendation to approve Tioga Inn in its current design.

I was born in Bridgeport, and raised in a house below Grandmother Venita's Mono Inn. Her son Wally, my Dad, ran a tour boat on Mono Lake from 1938 to '50, and initiated the commercial harvest of brine shrimp.

Grandma Venita, and Dad, stated many times: "We don't want Mono Lake developed to the same extent as Tahoe". They saw Mono Basin as very unique, --- with its saline lake, tufa towers, broad vistas, brine shrimp, and migratory birds. And it lacked a heavily forested shoreline to screen off development. I totally agree.

I think the Tioga Inn plan approved by the Commission would push Lee Vining and the Basin over the edge toward oversized development that detracts from the unique character, beauty, and nature of both.

I also oppose the current plan because I love the people of Lee Vining and the Basin, some of whom I grew up with, and others I've come to know while managing our 96 acres near Mono Inn for conservation, and for renters who work in the area. I have read and heard how most locals strongly object to Tioga Inn as currently designed --- because it will greatly change the character of the town, and their lives, in negative ways.

I was very disappointed when I provided testimony for a second time, and then witnessed the Commission approve the plan at their April 16 hearing. I have rarely seen such a complete rejection of the overwhelming will of local people.

Please vote this down and have the developer and county planners work hard --- with the community ---- to create a smaller and better Tioga Inn development.

Thank you"

I provided written suggestions to this planning process in 2016 and gave verbal comments to the Commission on April 16. I have consistently stated that the Tioga Inn project needs to be downsized to a reasonable development for Lee Vining and the Mono Basin. I have stated that expansion could be considered in later years after assessing the impacts of the initial development on the people of Lee Vining and the rest of the Basin, as well as impacts on the character, beauty, and nature of both.

During the April 16 Commission hearing, I was a bit appalled at some comments from Chair Scott Bush and Commissioner Dan Roberts. Using little jokes to "soften" their intent, they characterized all of us who testified against the project as being mouthpieces of the Mono Lake Committee. They implied the situation was zealous environmentalists versus needed economic development. While I agree with many concerns and suggestions that have come from the Mono Lake Committee, the concerns expressed on April 16 were much broader and from many who had little, if anything, to do with the Mono Lake Committee. Chairman Bush also implied that after nearly 30 years of planning, the Tioga Inn project plan was overdue for moving forward. Well, I think nearly 30 years of inadequate and insensitive planning does not make a project ready for approval. And I think many others who are not part of the Mono Lake Committee agree with me.

Thank you for your careful consideration on this important issue,
Barry McPherson, owner of Mono Basin property I was raised on 1947-1969
905 NE 7th St.
Newport, OR 97365

(760)965-6708

From: [Jon Menard](#)
To: [CDD Comments](#)
Subject: Tioga Inn
Date: Monday, June 29, 2020 8:43:29 AM

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Please let this area stay special to all! Additional light pollution will ruin the experience for those that seek our past sky views. Impacts on the limited resources of the area need to be protected. There is nothing better than NATURE left to it's natural process without the impact of humans. There is already ample opportunities. Increasing the numbers of human impacts will harm this precious environment of Mono Lake! Keep it SIMPLE! Let NATURE prevail! Jon P. Menard email, jonpmenard@yahoo.com

Sent from my iPad

Comments for Tioga Inn Hearing, Mono County Board of Supervisors June 29, 2020

Connie Millar, 30 Silver Lake Way, Mono City, PO Box 201, Lee Vining, CA 93541
millarconnie@gmail.com; 510-292-6236

Thank you for considering my written comments prior to making a decision in regard to proposed activities for the Tioga Inn Project, Lee Vining, CA. I strongly oppose all developments in the plan at the site. I recognize that you are making a decision about the specific items currently proposed. Although I have attempted to address singular items in the past, I continue to find that ignoring the main issue – the cumulative impact of increase in business, population, and infrastructure beyond the existing conditions – is like tending to a flaming leaf while the forest burns. Thus, my plea today for opposing the project is to prevent the loss of a precious and rare condition, that is, the historic, rustic, Sierra Nevada community and culture of Lee Vining. If there were an Endangered Rural Communities Act, analogous to the Endangered Species Acts, Lee Vining would certainly be designated endangered by the development plans in the current proposals for growth at the Tioga Inn site. Please reach into your hearts and minds to protect this remaining community that we treasure, and vote against the developments at the Tioga Inn.

Below I repeat my comments to the April 14, 2020 Planning Commission meeting on Resolution 20-01. At the time, I was shocked and dismayed by the manner in which the Commission ignored the overwhelmingly opposing statements that were presented then about the Tioga Inn developments. I am confident that by contrast you, our elected representatives, will listen to our comments sincerely, and take them into consideration when you make your decision:

My comments to the Planning Commission:

My name is Connie Millar. I have owned a home in Mono City since 1993 and, as a Forest Service research scientist, I have worked in Mono Country as part of my federal position since 1987. My comments are given as a private citizen. **I oppose Resolution 20-01.** While recognizing that the Specific Plan Amendment is under discussion today, I'll highlight the most important issue in my mind: that the 1993 EIR is invalid due to significant changes that have occurred over the past 27 years and that were not considered in the original assessment. These changes demand a new project EIR. Examples of changes include:

1) Climate change, including changes in wildfire and smoke, drought, heat events, and annual snowpack and water. Those have had cascading impacts on wildlife diversity, forest health, visitor use, and recreation that relate directly to the Tioga Inn Project. The Mono Basin has endured significant climate change effects that were neither imagined nor evaluated in the 1993 EIR.

2) Sierra Nevada rural communities. Reports of the Congressionally mandated Sierra Nevada Ecosystem Project, published after the 1993 EIR, redefined the role of rural communities in the Sierra Nevada, emphasizing their individual character, key values, and vulnerabilities. The reports described threats to communities from sprawl, influx of urban culture, loss of core areas, and erosion of local culture from developments that would overwhelm the historic

community. The subsequent Mono Basin Community Plan built on the foundations of the pioneering SNEP descriptions for healthy communities. Full impacts to Lee Vining as a signature rural Sierran community were neither understood nor evaluated in the 1993 EIR.

These are only a few examples of changes since 1993 that affect environmental impacts. The piecemeal plans under consideration today ignore these changes. We must conduct a new EIR to address current environmental realities. **For these reasons I oppose Resolution 20-01.**

From: [Inese Mj](#)
To: [CDD Comments](#)
Subject: mono lake housing development
Date: Monday, June 29, 2020 8:33:52 AM

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Anyone who listens,

Please don't let this happen. The world will despise you. Generations will despise you. Some places have to be preserved because of their unique beauty. Stop, don't approve the housing development. Be ones of humanity and culture.

Kind Regards

Inese



Virus-free. www.avg.com

From: [Erika Obedzinski](#)
To: [CDD Comments](#); [Bartshe Miller](#)
Cc: [Greg Reis](#)
Date: Monday, June 29, 2020 8:51:09 AM

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Dear Mono County Supervisors,

Lee Vining has its own character that I know and love. I lived there for 10 years and have been visiting for many, many years more than that. I have been following the plans for the Tioga Inn Project with great concern. I will keep this short because I am a working mom to two young kids and with the pandemic and all else going on in the world it's hard to keep up. But this is close to my heart and I urge you to vote NO on the Tioga Inn Project. Do not allow the community character of Lee Vining to be drastically altered and in many cases, ruined. What makes Lee Vining special is that it is smaller, quieter, different, the scenic views all around the Mono Basin and that beautiful view as you head up towards Lee Vining Canyon where this project is proposed. Allow the community to address affordable housing and other concerns another way. Vote NO on the Tioga Inn Project.

Thank you for your work, time and consideration.

Best wishes,

Erika Obedzinski
PO Box 161
San Geronimo, CA 94963
eobedzinski@gmail.com

From: [Jerry Pavia](#)
To: [CDD Comments](#)
Subject: Tioga Inn Comments
Date: Monday, June 29, 2020 8:20:22 AM

CAUTION: This email 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 Commission,

Under no circumstances should you allow the project to go forward. We have seen enough destruction of nature and do not need another hotel to exploit and profit off of it.

How much more damage can Mono Lake and it's area take. I visit the area a few times a year to enjoy the lake and surrounding areas, if this is allowed to proceed, I will have to rethink of alternatives to your community.

Please, do not let big business pressure you into something you and all future generations will regret. This can not be undone, look what happened to Mono Lake when a big company wanted water, the lake will never be the same.

Thanks you for allowing me to comment.

Jerry Pavia

Huntington Beach, CA

From: [Cathy Rose](#)
To: [CDD Comments](#)
Subject: Tioga Inn proposed project
Date: Monday, June 29, 2020 8:02:32 AM

CAUTION: This email 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 present gas mart, at the base of the road that leads over magnificent

Tioga Pass, is a blot on the landscape, with cars parked along the road in an

ugly line. The original mistake was ever allowing a quick-stop gas station and restaurant in such a beautiful place.

I am against any further development at the junction of highways 395 and 120. Respect the setting, get rid of the roadside parking, and improve the present situation rather than making it worse.

Sincerely yours,

Catherine M. Rose

From: [Lori Ryerson](#)
To: [CDD Comments](#)
Subject: Proposed Tioga Inn Project
Date: Monday, June 29, 2020 7:01:33 AM
Attachments: [image002.png](#)

CAUTION: This email 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 Supervisors of Mono County Board:

Mono Lake's extraordinary beauty was effectively created by an environmental disaster. From that inauspicious beginning, it became a place of great learning and healing. It is one of the rare places in the US where humanity appears to have learned its lesson about environmental protection.

The magic of Mono is how local community came together, worked hard to keep the area healthy, and used it to educate generations. There are so few areas left in California that are protected from the interference of man; this should continue in Lee Vining/Mono. The Tioga Inn Project will defeat all that, serving tourism, but not service the community.

As an artist, Mono Lake has always been a highlight destination for me in California. It is precisely because of its pristine beauty, and the lack of physical structures, and the effort it takes to get there that makes it so exquisite an experience.

I would end with this quote from Wallace Stegner's 1960 "Wilderness Letter" to the Outdoor Recreation Resources Review Commission: "These are some of the things wilderness can do for us. That is the reason we need to put into effect, for its preservation, some other principle that the principles of exploitation or "usefulness" or even recreation. We simply need that wild country available to us, even if we never do more than drive to its edge and look in. For it can be a means of reassuring ourselves of our sanity as creatures, a part of the geography of hope."

Thank you for your time.
Lori Ryerson



Lori Ryerson, Photographer
Focalcity
647-284-1561
Toronto, Canada

Website: www.focalcity.ca
Facebook: www.facebook.com/focalcity
Instagram/Twitter: [@focalcity](#)

[CLICK HERE](#) to join my mailing list.



CURRENT:

On to October 30: The Big Picture: a solo show at Keller-Williams Portfolio Realty, Toronto [CLICK HERE TO SEE VIDEO](#)

PANDEMIC EFFECTS ON THE ART WORLD:

Sadly, COVID-19 has forced the cancellation of every live show through to the end of 2020, possibly into Spring, 2021.

No art in the parks, no gallery exhibits, no place where large crowds might gather.

My art is always available for touchless Porch Previews 'n' Pickups by appointment at my place in North Toronto.

I will give updates on new works and sales via my mailing list, website, and social media.

You can also find my work at these galleries (click the links)

[Art Gallery of Hamilton Art Sales & Services](#)

[Off the Wall On the Fence](#)

From: [Jim Sayer](#)
To: [CDD Comments](#)
Subject: VOTE AGAINST OR TO RE-DESIGN TIOGA INN
Date: Monday, June 29, 2020 7:37:53 AM

CAUTION: This email 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,

As a past president of the Sierra Business Council, as a land use planning expert who has seen both successful and catastrophic development projects, I strongly urge you to either vote no on the Tioga Inn project as presently designed, or to send it back deep into the planning process.

You have such an extraordinary asset and home region in the Mono Basin, with its unparalleled vistas, unique ecology, and focused, small-scale development. Based on my reading of the project summary and EIR, the Tioga Inn project would have a profoundly negative effect on all three of these critical foundations of the basin's economy and quality of life.

Given the pause we are experiencing in the world as a whole, now is an excellent time to re-visit the project proposal and re-design it to bring it into true alignment with the Mono Basin Community Plan Vision and Principles.

Thank you for your consideration,

Jim Sayer
Past President of Sierra Business Council (2001-2005)
Member and volunteer for Mono Lake Committee since 1979

From: [Henrike Siemen](#)
To: [CDD Comments](#)
Cc: bartshe@monolake.org
Subject: Comments about the Tioga Inn project
Date: Monday, June 29, 2020 1:04:11 AM

CAUTION: This email 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,

My name is Henrike Siemen and I am a resident of San José.

Originally from Germany I lived at the East Coast for one year before moving to California in 2002. While the East coast reminded me much of Europe (overcrowded with beaches and forests fenced off) I was completely stunned by the beauty of the West, from the rugged coastline to the colors of Death Valley. I did many road trips, often sleeping in my car with the moonroof open, trying to find the sky between those billions of stars. The places I've lived in so far all had enough light pollution that I had never seen it a night sky like this before.

I vividly remember the first time I drove through Yosemite and coming down highway 120 towards Mono Lake. The view was so spectacular that I have recommended many friend to not just go to Yosemite but to continue to Mono Lake. I've been driving that route many times since to visit friends in Mammoth.

Please keep the views like they are; rough, wild, absolutely unique and beautiful. And please keep the night sky so that I can show my three children why the Milky Way is called "way". And please don't make Mono Lake another crowded tourist destination and an overflow-accommodation for Yosemite visitors.

Thank you very much,
Henrike

Sent from my iPhone

From: [Emilie Strauss](#)
To: [CDD Comments](#)
Cc: [Bartshe Miller](#)
Subject: No on Resolution R20-01
Date: Monday, June 29, 2020 8:42:06 AM

CAUTION: This email 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 Honorable Mono County Board of Supervisors,

I am urging you to vote No on Resolution R20-01.

The project mitigations are inadequate to compensate for the proposed significant impacts that would be caused by the Tioga Inn project. The existing Whoa Nellie/ "GasMart" is a blight on the landscape and is a disgraceful gateway to Yosemite National Park.

Inadequate project mitigations include the unavoidable and significant impact to the Casa Diablo mule deer herd, viewshed of the Mono Basin, and the risk to pedestrian, bicycle, and car traffic on Highway 395.

I have been spending the majority of my vacation time in the Mono Basin (MB) since 1982. During that time, the MB viewshed has been compromised by continued schlocky development including houses and associated structures near Goat Ranch (some of these are visible from 10-15 miles away – a disgrace!), ditto for Lundy Canyon, and new houses at the edges of Lee Vining.

As former Mono County supervisor and Olympic athlete Andrea Lawrence once said, degrading the viewshed/pristine Mono experience, "Do not kill the goose that laid the golden egg". As we all know, tourism is Mono County's most important revenue source. Tourists come for a wild and pristine experience, not to view an industrial complex.

Please vote No on Resolution R20-01.

Thank you,

Emilie Strauss

From: [James Strong](#)
To: [CDD Comments](#)
Subject: Opposition to Tioga Inn project
Date: Monday, June 29, 2020 8:47:04 AM

CAUTION: This email 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 have traveled to Lee Vining for decades, in all seasons of the year, on my own, with my wife, with hiking pals, with co-workers on trips I organized, and with family.

I oppose the Tioga Inn project. It will disrupt the current workable balance between natural resources and tourism facilities.

My overall impression of Lee Vining / Mono Lake is that the dispersed, relatively unobtrusive built environment at Lee Vining is at just about the right scale for the easily damaged natural resources.

Remember that Lee Vining would not be drawing visitors and tourism revenue to the county if it were not for the long-term, diligent work of the Committee. So it is appropriate to give deference to the position taken by the Committee because they are the ones doing the work and investing the resources to make this an attractive destination, not a dust bowl. More to the point, each stream, each tufa tower, each vista point loved by photographers around the world is easily degraded or lost entirely. I urge the county to support the long term value of the Mono Lake resource.

Jim Strong
16 Morcom Place, Oakland, CA 94619

Nathan Taylor

P.O. Box 373

Lee Vining, CA 93541

T 805.748.4866

sierra.grit@gmail.com

June 29, 2020

Mono County Community Development Department

P.O. Box 347

Mammoth Lakes, CA 93546

Re: Tioga Inn Specific Plan Amendment #3 and Final SEIR

Supervisors,

I am a life-long Eastern Sierra resident and a Mono Basin resident for the last 3 years. I am also an architect with 15 years of experience including the permit process for various projects around the East Side.

Since this project is about housing, I think I have a good perspective on the subject. I have lived in half a dozen residences of various quality during my 38 years in the Eastern Sierra including an affordable housing unit that I purchased from Mammoth Lakes housing, and later sold, during Supervisor Kreitz's time there. I have also taken part in the design of more than 20 new and renovated single family homes as well as a couple of condo projects. I have seen it all good, bad and ugly.

In the last few month's I have heard the notion that there is no such thing as bad housing, or that any housing is better than no housing. This simply isn't true. There is bad housing and this project is rapidly headed toward that end. It is bad housing because it doesn't cover the entire demand that the hotel and restaurant will create. It is bad housing because its location is too far from the other large demands in the county namely June Mountain and Mammoth Mountain to be useful for off-season use. And Lee Vining, while in need of housing, certainly won't fill all 100 units. It is bad housing because it is separated by a highway and a creek crossing from the community whose services it seeks to use. It is bad housing because, so far it looks more like army barracks than sustainably livable workforce housing. This is bad housing because it's only real purpose is to enable the other half of the project, the hotel and restaurant which are also poorly conceived.

And maybe that is the point. The applicant certainly doesn't want to set the standard any higher than the bare minimum because that is what will ultimately make him the most money. This is not a new situation. It is the game that developers and jurisdictions

have played for decades. It therefore falls on the County and the Board of Supervisors to set the standard at a more acceptable level.

Many of you knew my father and the work he did as a planner with the Town of Mammoth Lakes and Mammoth Lakes Housing. I don't know what he would think about this project if he were here today, so I won't speculate. I do wish I could channel him because I'm sure he would have the perfect compromise or at least a sage bit of advice. I do know that when he worked for the town he was constantly disgusted with the way the Town Council never held the developers to account. He always thought they sold out too soon or didn't get everything the community deserved because they were afraid of pushing them too hard and scaring them off.

This is probably where I got my position on the subject. That and my own experience with developers. Every one of our clients is technically a developer and some push the limits of zoning and land use more than others. But it is almost universal that they have the same sentiment, they don't care what they ask of them, they only wish the Town would make up their mind, set a standard and hold everyone to the same standard. I think it speaks to the nature of your relationship to the project before you today. A good developer can work within any reasonable framework. Unfortunately the framework provided by this specific plan gives too much away at the cost of several unmitigated impacts, the destruction of the character of Lee Vining and the promise of continued housing woes for our County.

This property does have great potential for good development, and I certainly don't expect that it should sit empty for all time. I do think that the County, and you as Supervisors, need to make it clear to this developer and by association any developer in our County that we do have expectations and they are more than the bare minimum.

Thank you for your time and consideration.

Regards,



Nathan Taylor

From: [Margy Verba](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Monday, June 29, 2020 7:48:58 AM

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

Dear Mono County Community Development Department and Mono County Board of Supervisors,

I am a 20 year resident of Mono County, 17 of which I have lived in the Mono Basin. Specifically, I am a home owner and small business owner in Mono City.

I would like to start off by saying, I have the utmost respect for the Mono County Board of Supervisors -- both in terms of how thoughtfully the supervisors make decisions, and also how receptive they are to input from their constituents. In this case, I am baffled as to how a thoughtful decision can be made with so many unknowns in the equation, especially given the magnitude of the of predictable impacts in the equation (visual, community character, vehicular/pedestrian safety, strain on Lee Vining resources, etc.) and duration (kind of forever).

Number one unknown, will the restaurant/hotel complex for which this is housing development is supposed to provide workforce housing ever be built? Twenty-seven years post plan approval, and zero action, if I were betting money, well....

Number two, if the hotel/restaurant complex is in fact built, there are no constraints in the plan ensuring this housing development would be affordable to service industry workers (other than the 3% that would have to be affordable housing...it's the other 97% I am worried about). Market rate in Mono County is out of reach of most of the workforce here.

To be clear, I do not have an "I got mine and screw the rest of you attitude"; I do think workforce housing is an issue worthy of attention. I would love to see all workers in the area have affordable housing. I would hope that all the wonderful kids growing up here would be able to afford to stay on if they so desire -- I love the kids in this community. The local community is exploring affordable housing options that don't forever radically change the character of the community or create such a negative visual impact on this wild undeveloped tourist destination.

I am also concerned about the message here. With the support of the County, the Mono Basin community developed a community plan which was adopted by the BOS. The Tioga Inn Project nullifies so many items in the community plan, it makes me wonder, what was the point of all the time and effort that went into developing it?

I urge the BOS to not approve the Project as proposed.

Thank you for your consideration,
Margaret Verba

Mono City, CA

From: [Wesley Walker](#)
To: [CDD Comments](#)
Subject: Tioga Inn
Date: Monday, June 29, 2020 8:10:54 AM

CAUTION: This email 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 writing regarding my opposition to the Tioga Inn development. The development as currently designed and configured would negatively impact the character and resources of the Mono Basin and Lee Vining as it currently stands. There are multiple ways in which the development can proceed in a much more appropriate fashion which mitigates many of the negative impacts.

I would like to highlight and endorse all of the points made in the letter addressed to the Board of Supervisors from the residents of Lee Vining.

Thank you for your consideration,
Wesley Walker
714-350-6184

From: [Watts, Richard J](#)
To: [CDD Comments](#)
Subject: Tioga Inn Project
Date: Monday, June 29, 2020 12:08:32 AM

CAUTION: This email 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 Sir or Madam:

I am writing as a resident of Mono County who is concerned about uncontrolled growth. The Tioga Inn Project represents the kind of development that is not in the best interest of Mono County. It will result in a diversion of business from the establishments in Lee Vining, many of which I remember being there since I was a child over 60 years ago. Other negative effects include increased traffic, effects on wildlife, and unsightly spread of commercial buildings. Please do not allow this project to go forward.

Thank you for your consideration.

Sincerely,

Richard J. Watts
91 Quail Circle
Swall Meadows

From: [Samantha Weber](#)
To: [CDD Comments](#)
Subject: Tioga Inn proposed development
Date: Monday, June 29, 2020 8:49:37 AM

CAUTION: This email 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 to express my concern over the Tioga Inn proposed development. My husband and I are frequent visitors to Lee Vining and environs and the sole reason we visit is the scenic beauty, peaceful setting, and small town feel of Lee Vining. The T.I. project seems to be content to ignore public/community concerns, and to ignore the principles of the Mono Basin Community Plan.

Also, considering the first version of this project talked about 10 housing units and now it's 10 times that many, the fundamental purpose of this project has changed, so I think it needs to be looked at anew. I did work in planning for Yosemite NP years ago, so am familiar with the planning process and the principles behind it. Ignoring public comment is NOT the path to quality growth.

PLEASE do not give in to pressure from the developer (and start the slide into becoming like Mammoth Lakes), adhere to you community plan principles, the wishes of your community, and protect the unique gifts your region has (which draws us every year) by rejecting this proposal.

The developers NEED to go back to the drawing board and LISTEN to constructive input your unique community has provided.

Thank you SO much for all of your hard work; it is truly important and can have a lasting legacy that outlives us all.

Samantha Weber
Conservation Biologist
Mariposa, CA

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If you understand everything, you must be misinformed.

-- Japanese proverb

From: [John Williams](#)
To: [CDD Comments](#)
Subject: Tioga Inn
Date: Monday, June 29, 2020 7:25:43 AM

CAUTION: This email 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 offer my support for the Tioga Inn project. I believe the planning process has been well thought out. There is limited opportunity for housing and land development in the region. This project will enhance the community and the County.
I recommend approving Option 1 at today's meeting and put this project in motion.

Thank you,
John Williams
Mono County resident of 25 years.

From: [David Wimpfheimer](#)
To: [CDD Comments](#); [Bartshe Miller](#)
Subject: Tioga Inn
Date: Monday, June 29, 2020 8:17:34 AM

CAUTION: This email 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 name is David Wimpfheimer. I am a professional naturalist and biologist. I have worked in the Mono Basin for many years.

My work takes me to many parts of California, other states and other countries. I have seen many places of natural beauty and power, but Mono Lake and the awesome basin surrounding it are unique. Few places can rival the biodiversity and the amazing landforms there. Additionally the Mono Basin can be a place of tranquility, a vitally important place where we can be separate from the increasing stresses of modern life.

I believe much of that will be threatened by construction of the Tioga Inn.

I understand that you have heard dozens and dozens of testimonies to the inappropriate character of this project. I can only add my voice that you should not approve a project that damages the scenic nature of the Mono Basin, compromises the safety of motorists, pedestrians and cyclists and stretches the capacity of local schools and the volunteer fire department. Furthermore this excessive development will burden the Lee Vining Community and Mono County taxpayers with impacts and financial costs that should be the responsibility of the developer.

Please listen to the voices and words that have been raised in outrage and protest. These outweigh the ones that are in support of this totally inappropriate project. I implore you to vote against the project in its present form.

From: [Leslie](#)
To: [CDD Comments](#)
Subject: Proposed Tioga Inn
Date: Monday, June 29, 2020 7:27:00 AM

CAUTION: This email 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 oppose the Tioga Inn Project as it is currently proposed. My family and I have regularly visited the Mono Basin for more than 25 years, and I have a deep concern that this project, as currently proposed, will have a significant impact on those visits through its impact on the viewshed and character of the area as well as on the amazingly cool town of Lee Vining. Please insist that, in order to go forward, the project implements the community-generated modifications that have arisen from the process thus far, and that are in accord with the master plan for the Mono Basin.

Thank you for your consideration,

Leslie Wood
San Juan Capistrano, CA

From: [Rosemary Wyse](#)
To: [CDD Comments](#)
Subject: Tioga Inn proposed development
Date: Monday, June 29, 2020 8:58:36 AM

CAUTION: This email 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 a resident of Maryland but one who has made many visits to the High Sierra and particularly cherish time spent at Mono Lake. This unique place must be maintained for future generations. I am very concerned about the possible adverse impact of the proposed redevelopment of the Tioga Inn. Please reject this project as it stands and force the developer to re-work the proposal.

Rosemary Wyse