

**SUMMARY OF STAFF-RECOMMENDED PROJECT MODIFICATIONS
PROPOSED SINCE THE FSEIR WAS RELEASED IN FEBRUARY 2020**

ISSUE/AREA OF CONCERN	OPTIONS PRESENTED AT PLANNING COMMISSION MTG	VARIATIONS FOR BOARD CONSIDERATION (SINCE COMMISSION MEETING)
WILDLIFE PROTECTION	NEW MM BIO 5.3(a-6): Signage stating "Do Not Feed the Wildlife" to be posted in multiple project locations)	No change
	AMENDED MM BIO 5.3(a-4): Badger and Fox Survey	No Change
SECONDARY ACCESS	Confirmation that the Secondary Access easement will be the Gibbs Siphon Road	Access on Gibbs Siphon Road will include 40' nonrevocable recorded prior to issuance of project building permits
PEDESTRIAN LINK	NEW MM SVCS 5.8(a-2): Shuttle Service to be provided <i>when hotel receives occupancy permit, available to residents and hotel guests.</i>	Shuttle service to be provided <i>when all phase 1 units receive occupancy permit, free of charge, and available to the public</i>
	Efforts to establish safe pedestrian/bicycle connectivity to Lee Vining were evaluated in EIR and discussed at Planning Commission, but were determined infeasible due to non-willingness of third-party agencies (SCE and Caltrans). Following Planning Commission, SCE and Caltrans expressed willingness.	NEW MM 5.8(a-4)-Owner to collaborate with SCE, Caltrans, County, Community on options for (1) safe crossing of 120 (underpass or overpass) and trail across SCE, (2) on-system sidewalk connector along US 395. If feasible option identified, owner to under-take feasibility/environmental studies and contribute fair share toward implementation (grant may be sought). Process to start within 2 months of project approval.
PHASING MILESTONES	NEW MM 5.6(a-1) Phasing: Phase 1- 30 units following completion of grading Phase 2- 40 units when building permit application deemed complete Phase 3- 30 units when Phases 1 & 2 reach 80% occupancy	MM 5.6(a-1) Phasing: Phase 1-30 units and daycare facility , following completion of grading Phase 2 (40 units) when construction of concrete footings initiated & confirmed by County Phase 3 (30 units) when Phases 1 & 2 reach 80% occupancy
SOIL STABILIZATION	Implementation Measure 3a(1):Revegetation Plan	AMENDED Implementation Measure 3a(1) adds requirement that cut materials stored outside of housing complex must be armored, and revegetated if follow longer than 6 months.
HOUSING OCCUPANCY	Concept of priority and/use for onsite employees discussed but not required.	NEW Implementation Measure 1f(9) states employees have first priority, rentals shall comply with FEHA, FEHA prevails in the event of conflict
VISIBILITY & DESIGN	Alternative 6 reviewed and recommended by Planning Commission. EIR described cluster alternative and reduced density alternative.	Potential to combine Alternative 6 with Cluster Alternative, with modified roofing, to entirely eliminate housing visibility without reducing unit count or increasing overall footprint