



AGENDA

BOARD OF SUPERVISORS, COUNTY OF MONO STATE OF CALIFORNIA

Teleconference Only - No Physical Location

Special Meeting
August 6, 2020

TELECONFERENCE INFORMATION

As authorized by Governor Newsom's Executive Order, N-29-20, dated March 17, 2020, the meeting will be held via teleconferencing with members of the Board attending from separate remote locations. This altered format is in observance of recommendations by local officials that precautions be taken, including social distancing, to address the threat of COVID-19.

Important Notice to the Public Regarding COVID-19

Based on guidance from the California Department of Public Health and the California Governor's Officer, in order to minimize the spread of the COVID-19 virus, please note the following:

1. Joining via Zoom

There is no physical location of the meeting open to the public. You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

To join the meeting by computer:

Visit <https://monocounty.zoom.us/j/92884120013>

Or visit <https://www.zoom.us/> click on "Join A Meeting" and use the Zoom Meeting ID 928 8412 0013.

To provide public comment (at appropriate times) during the meeting, press the "Raise Hand" button on your screen.

To join the meeting by telephone:

Dial (669) 900-6833, then enter Webinar ID 928 8412 0013.

To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand.

2. Viewing the Live Stream

If you are unable to join the Zoom Webinar of the Board meeting you may still view the live stream of the meeting by visiting http://monocounty.granicus.com/MediaPlayer.php?publish_id=a2a6f331-5248-4f16-a4b8-f6f00c885b46

3. Comment Procedures

- **Time limits:** Comments may have a time limit to provide sufficient time to hear everyone who wishes to speak. In order to keep comments concise, please state your agreement with previous speakers instead of restating points that have already been made.
- **No repeat comments:** One verbal comment per person. Written comments submitted prior to the meeting are not considered repeat comments. Comments submitted at previous meetings are part of the record and will be considered, and need not be submitted again.
- **Written comments:** For inclusion in the record, written comments by drop-off, postal mail or email to cddcomments@mono.ca.gov must be received by 10:00 AM on August 6. Written comments will not be read into the record, but will be transmitted to the decision makers prior to deliberation.

4. Technical Support:

For technical support during the meeting, email cddcomments@mono.ca.gov or call 760-924-1800.

NOTE: In compliance with the Americans with Disabilities Act if you need special assistance to participate in this

meeting, please contact Shannon Kendall, Clerk of the Board, at (760) 932-5533. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130).

ON THE WEB You can view the upcoming agenda at <http://monocounty.ca.gov>. If you would like to receive an automatic copy of this agenda by email, please subscribe to the Board of Supervisors Agendas on our website at <http://monocounty.ca.gov/bos>.

10:00 AM Call meeting to Order

Pledge of Allegiance

1 OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Please refer to the Teleconference Information section to determine how to make public comment for this meeting.

2. AGENDA ITEMS

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

Departments: CDD

6 hours

(Wendy Sugimura, Gerry LeFrancois, Sandra Bauer) - Consider the Tioga Inn Specific Plan Amendment and Final Subsequent Environmental Impact Report to amend the 1993 Tioga Inn Specific Plan located at 22, 133, and 254 Vista Point Road in Lee Vining and consisting of four parcels (APN 021-080-014, -025, -026 & -027). The entitlements approved in 1993 remain intact and approved regardless of the outcome of the currently proposed project. The current Specific Plan Amendment proposes up to 150 new workforce housing bedrooms in up to 100 new units, a third gas-pump island and overhead canopy, additional parking to accommodate on-site guest vehicles as well as a general-use park-and-ride facility and bus parking for Yosemite transit vehicles, a new package wastewater treatment system tied to a new subsurface drip irrigation system, replacement of the existing water storage tank with a new tank of the same size in the same area, a new 30,000-gallon on-site propane tank (eventually replacing the existing five on-site tanks), modification to the boundaries and acreage of designated open space, and modification of parcel boundaries.

Recommended Action:

Recommended Action (applies to all options):

1. Receive staff report and presentation, hold public hearing and receive public testimony on the Tioga Inn Specific Plan Amendment #3 ("Project"), Alternative #7 – Hybrid Plan ("Preferred Alternative"), and Final Subsequent Environmental Impact Report (SEIR) (Attachment 1).
2. Find that the Project is not subject to the Housing Accountability Act because it is inconsistent with applicable, objective general plan, zoning and subdivision standards that were in effect at the time the application was deemed complete including density, location of structures and allowed uses. Additionally, find that the submitted application was deemed complete

on July 28, 2016 (Attachment 2), prior to the enactment of SB 167 in 2017.

Option 1: Certify the SEIR and Approve the Project and Preferred Alternative, Incorporating Board Direction from June 29-30 Public Hearing as Presented, or with Further Modifications

Adopt proposed Resolution: 1) certifying the Final Subsequent Environmental Impact Report (SEIR), making all required findings, and adopting the Statement of Overriding Considerations (Resolution Exhibit A); 2) adopting the Mitigation Monitoring and Reporting Program (MMRP; in Attachment 1) as revised; and 3) approving the Project and Preferred Alternative (in Attachment 1) as presented or with further modifications.

Option 2 – Deny the Project and Do Not Certify the SEIR

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

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

Fiscal Impact: Property tax, sales tax, and gas tax revenue to the County will increase if the project is approved and constructed.

ADJOURN