



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

Teleconference Only - No Physical Location

**Special Meeting  
August 6, 2020**

10:02 AM Meeting Called to Order by Chair Corless.

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

*Supervisors Absent: Corless (recused)*

*All votes were conducted by roll call.*

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

Pledge of Allegiance led by Supervisor Gardner

**1 OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

None.

**2. AGENDA ITEMS**

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

Departments: CDD

(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.

**Action:** None.

**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.

**Supervisor Corless:**

- Recused herself based on opinion from the California Fair Political Practices Commission.

**Vice-Chair Kreitz:**

- Resumed chairing the meeting
- Reviewed agenda item
- Reviewed procedure for the day's meeting

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

**Wendy Sugimura, Community Development Director:**

- Introduced item

**Sandra Bauer, CEQA Consultant:**

- Staff presentation (available on meeting webpage under Supporting Documents)

**Michael Draper, Planning Analyst:**

- Public comments received

Board questions

**Bentley Regehr, Planning Analyst:**

- Housing Assessment

*Break: 12:15 PM*

*Reconvened: 12:30 PM*

Continued Board questions

**Stacey Simon, County Counsel:**

- Did not find merit to any of the claims made in letter from attorneys representing Mono Lake Committee
- Recirculation of EIR requirements

**Gerry Le Francois, Planning Analyst:**

- Reviewed Staff Report

*Public hearing opened: 1:43 PM*

Dennis Domaille, Applicant

**Public Comment:**

- Grace Anderson
- Geoff McQuilkin
- Robert De Paolo
- Susan McCarthy
- Ryan Gallagher
- David Strelneck
- Elin Ljung
- Tim Banta
- Paul McFarland
- Bartshe Miller
- Margaret Eissler
- Lisa Cutting
- Nathan Taylor
- Duncan King
- Ellen King
- Nora Livingston
- Stephen Cunha
- Marissa Leonard
- Maureen McGlinchy
- Santiago - Lee Vining Fire Department
- John Krueger
- Janet Carle
- Jeff Sullivan
- Donna Willey
- Mary Ljung
- Charlotte Lange
- Sheryl Andrews

SPECIAL MEETING MINUTES

August 6, 2020

Page 4 of 5

- Lynn Boulton
- Jora Fogg
- John Ljung
- Sue Burak
- Greg Reis

*Break: 3:06 PM*

*Reconvened: 3:16 PM*

**Wendy Sugimura, Community Development Director:**

- Addressed questions asked during public comment

**Sandra Bauer, CEQA Consultant:**

- Addressed questions asked during public comment

Board questions to Dennis Domaille, Applicant

*Public hearing closed: 4:10 PM*

Board deliberation

**Supervisor Kreitz:**

- Called for a motion to approve Option 2 – Deny the Project and Do No Certify the SEIR
  - NO MOTION
- Reviewed Staff Report

**Wendy Sugimura, Community Development Director:**

- Addressed questions from Staff Report

**Gerry Le Francois, Planning Analyst:**

- Addressed questions from Staff Report

**Stacey Simon, County Counsel:**

- If there is no majority (i.e. three) of Board members willing to move forward with this approval due to lack of site plan, matter needs to be continued until such time as there is a site plan.

**Dennis Domaille, Applicant**

- Addressed lack of site plan

*Break: 5:52 PM*

*Reconvened: 6:00 PM*

**Supervisor Kreitz:**

- Staff direction: Supervisor Gardner to meet with applicant and staff to gather what is needed for the next meeting in order to make a decision

Board direction to schedule a new meeting.

**ADJOURNED AT 6:23 PM**

**ATTEST**

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**JENNIFER KREITZ  
VICE CHAIR OF THE BOARD**

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**QUEENIE BARNARD  
SENIOR DEPUTY CLERK OF THE BOARD**