

The following comments were received prior to 5:00 pm, August 5, 2020.

## Michael Draper

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**From:** John Anderson <janderson@coa.edu>  
**Sent:** Wednesday, August 5, 2020 9:35 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** comment on "Alternative #7-Hybrid Plan"

**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 to express continued concern about the "Alternative #7 Hybrid Plan for the proposed Tioga Inn development at the edge of Lee Vining. While I appreciate the developers willingness to try to modify their original designs in order to mitigate the visual impact of this really significant development, I am afraid that I remain unconvinced by the proposed modifications. Going from a multi-story to a single story design is good, but the sheer density of the proposed development will make it stick out as a significant visual feature for anyone looking west from the south end of the lake. The south end includes South Tufa, perhaps THE single defining feature of the Mono Lake experience, and probably the most visited area of the lake. Having a major development within eyeshot of the South Tufa region seriously degrades the overall wilderness experience for many visitors and seems most unfortunate given the steady decrease of accessible wild experiences to citizens. The proposed mitigation strategy of tree plantings seems unconvincing for two major reasons. First of all I suspect that the occupants of the development will want clear lines-of sight to the East, and of course if they can look out, the rest of us must look in. Second of all, the Mono Basin is one of the harshest environments in California. Water is a critical resource. Development *and maintenance* of plantings will be a significant endeavor that will require a major long term commitment of resources including valuable water. Planting some trees that die two years later may fulfil the letter of some rule, but this does not serve to do any real mitigation. I encourage you to reconsider the entire permitting process that has gone into this proposal, and, as a minimum, to call for a third-party visual assessment of the designs, including views from the lakeshore to the east. Current technology makes this sort of thing routine, and it should be included in detail in any proposal.

Sincerely

John Anderson FLS

W.H. Drury Professor of Ecology/Natural History  
College of the Atlantic  
105 Eden St  
Bar Harbor  
ME 04609

## Michael Draper

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**From:** Nicholas Anderson <nanderson6@gmail.com>  
**Sent:** Wednesday, August 5, 2020 2:26 PM  
**To:** CDD Comments  
**Cc:** bartshe@monolake.org  
**Subject:** Tioga Inn project comment

**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.

Having commented on the previous version of the Tioga Inn project, I would like to re-comment on the revised plan.

It is clear that the revised plan does not come close to sufficiently addressing the design improvements recommended by the Mono County Board of Supervisors.

Therefore it is my opinion that the board should vote "No" on this plan due to its visual impacts and fire concerns for the Mono Basin.

Sincerely,  
Nicholas Anderson

## Michael Draper

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**From:** Alan Bade <alanb1491187@gmail.com>  
**Sent:** Wednesday, August 5, 2020 11:53 AM  
**To:** CDD Comments  
**Subject:** Comments on Tioga Inn project; please vote no.

**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,

I would like to share my concerns about the latest proposal for the Tioga Inn project. I commented during the last two iterations of this proposal and my original concerns remain. But, I will now direct my comments towards the inadequate changes the developer has made in this version.

First, you were correct during your last hearing to point out significant inadequacies that needed to be corrected. **The developer has failed to do so.** These are truly legitimate concerns you (and the public) raised in the hearings.

First, Safety;

- **There is no plan for a safe pedestrian route** from the project to Lee Vining! Highway 395 is a horrible place for pedestrians, especially during inclement weather and tourist season. I actually think the developer is shooting themselves in the foot by not building a path, It would make their project so much more appealing to customers, and be safer for their staff. It could be used by pedestrians and bicycles, which would lessen the traffic impact on the community. The project should be required to add this pedestrian and bicycle route, rather than just "studying" it with Caltrans, etc. I can tell you that if I were a customer of the Inn, I would want such a trail to Lee Vining.
- **Pedestrian safety cont;** The lack of a pedestrian route is **contrary to the Mono Basin Community Plan which is a part of the Mono County General Plan.** The Mono Basin Regional Planning Advisory Committee (RPAC) spent a lot of time developing goals and standards that should be adopted in this case, especially with the scale of the project!
- **Fire safety;** the Lee Vining fire dept requested an emergency evacuation route to hwy 395 be added to the project, and they have failed to do so. You asked them to address this and they are not bringing anything back to you for this final review. I was in the area during the last fire just north of Lee Vining along hwy 395. This wildfire completely closed hwy 395 and moved very quickly. It is super important to give the volunteer fire dept of Lee Vining the basic tools for keeping the public safe! Wildfire season coincides with tourist season, so having good emergency egress should be a non-negotiable requirement!
- **Fire safety cont;** The volunteer Lee Vining fire dept basically will be asked to provide coverage to nearly double their current workload with this project. The one-time fee and the small property tax contribution is not enough. Especially if they don't even get adequate emergency egress routes.

Visual impacts;

- **Not good enough visual impact solutions;** I feel that the changes the developer offers are inadequate band-aid solutions. The project will still be visible from South Tufa and light and glare impacts are not addressed. Insufficient analysis is provided for the screenings of buildings with trees, etc. The natural beauty of the Mono basin is at stake here, which is the driver of the economic engine they are trying to capitalize on. The developer has not addressed the significant visual impacts of this project.

The developer has brought to you a project that is being done in a piecemeal fashion and will jeopardize the scenic beauty of the Basin. It will also be a strain on the community's resources such as the fire dept and for traffic safety. This project should have been planned in a much better way. You do not "owe" the developer an approval, since they continuously fail to bring you a project that addresses very legitimate concerns from you and the Mono basin community.

I am a life-long Mono Basin visitor, who won't patronize this project if it is built as planned. I urge you to vote NO on the plan before you.

Best regards,  
Alan Bade and Wendy Gollop  
Pleasant Hill, CA

# Comment Letter

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August 4, 2020

14175 Saddlebow Dr.  
Reno NV, 89511  
775-843-1908  
mbantah2o@yahoo.com

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

## **Regarding: Tioga Inn Project - Water Resource Development Plan (General Comments)**

Dear Mono County Board of Supervisors,

Greetings, my name is Matt Banta. I am of over five generations to have been born and raised in the Eastern Sierra and of four generations whom have called Lee Vining and the Mono Basin home. I am a graduate of Mammoth High School, a community volunteer, and an advocate of preserving the intrinsic values of wild unspoiled places, such as the Mono Basin. I am proponent of sustainable development and industry. I am also a professional hydrogeologist with many years of experience in various development markets.

For over two decades, the Tioga Inn Project (Project) has been in a process of on-going planning and feasibility level studies. From a water resources perspective, the data presented from previous groundwater and surface water resource evaluations is insufficient to defensibly establish baseline data required to evaluate cumulative impacts. Specifically, impacts resulting from the long-term stress to the underlying alluvial groundwater system has not been characterized in accordance with acceptable engineering practices. Impacts to surface water resources, i.e. Lee Vining Creek, and regional seeps and springs have not been assessed. A hydrologic study area (HSA) has not been established, nor has the hydrology within the HSA been characterized to define basic hydrological parameters. At minimum, these baseline parameters should include characterizing the groundwater flow direction, gradient, transmissivity, and storage coefficients of the underlying aquifer(s). The current hydrological evaluation supporting the Project is insufficient in characterizing these parameters and does not address feasibility level impacts since it lacks site specific data.

The following provides a summary of data gaps which must be addressed to defensibly evaluate cumulative impacts and provide feasibility level design specifications for the Project:

1. The Project does not provide a detailed water balance and the yearly duty of groundwater extraction has not been completely defined. For example, there is no accounting for construction water demand through each phase of development. It is unclear if the existing

## Comment Letter

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water supply well has sufficient capacity to support construction and dust suppression activities during summer months. Has Mono County accounted for all components of the Project's water demand and can the existing well support those demands through the life of the Project? Please provide a detailed water balance accounting for each development phase to ensure the existing well can support the entire Project. Please also provide a statement indicating no water will be required from the Lee Vining community water system to supplement the existing supply well(s) during construction activities.

2. As indicated above, baseline water resource parameters have not been characterized. It is not clear what the gradient or direction of groundwater flow beneath the Project is. Without this basic information, future downgradient groundwater monitoring wells cannot be located to establish baseline conditions or monitor for potential impacts resulting from the proposed wastewater management system. At minimum, three piezometers must be installed in the vicinity of the proposed system to define the gradient and groundwater flow direction. The elevation of groundwater measured from the piezometers will be required to properly establish a defensible downgradient monitoring location, which is currently lacking from the plan.

3. There has been no long-term aquifer test to assess boundary conditions or establish aquifer parameters such as Transmissivity or Storativity (T&S) outside the vicinity of the existing wellbore. These parameters are required to simulate a long-term stress to the underlying groundwater system and should be based on realistic Projects extraction rates. The data generated from the short-term well test indicated drawdown occurred to an approximate elevation of 6,252 feet above mean sea level (feet amsl) at an extraction rate of 150 gallons per minute (GPM) over 4-hours. The approximate surface elevation of Mono Lake located 1-mile east of the well is 6,400 feet amsl. The short-term test indicates drawdown will occur below the elevation of Mono Lake at a pumping rate of 150 GPM. A longer-term test conducted at a pumping rate which realistically simulates the operational demand of the Project will be required to determine if long-term drawdown also persist at a lower rate or, if near steady state conditions can be achieved in the aquifer.

4. The head dynamics between Lee Vining Creek, Mono Lake, and the seeps and spring in the vicinity of Mono Lake, vs. the long-term groundwater demand (still to-be-defined) have not been examined. Since there is no analyses of constant head or constant flux boundaries, it is unknown if the Project's pumping wells will reverse the hydraulic gradient in a direction away from Mono Lake back towards the extraction wells. In this case, the fresh water alluvial aquifer system which the Project wells are located may be contaminated with saline lake water. This dynamic must be defined to eliminate potential to degrade waters of the State and not violate regulations protecting fresh-water aquifers. Additionally, seeps and springs in the vicinity of

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Mono Lake may cease to flow through prolonged extraction from the alluvial groundwater system. Please provide evidence that the long-term net extraction of groundwater, including the demand for construction water will not impact other water resources in terms of direct impacts to water quality and discharge rates.

5. Since storage parameters and boundary conditions have not been defined, there is no defensible evidence indicating the Project's long-term use of groundwater will not impact the neighboring domestic well located on the Andrews' property, approximately 0.75 miles south of the Project. Please provide evidence indicating the Andrews Well will not be impacted by the Project, or provide a monitoring, mitigation and maintenance plan to address potential impacts to the nearby domestic well.

In terms of feasibility, the capital expenditures to construct and maintain new wells which are designed to be in compliance with California well standards, the storage tanks, wastewater treatment system, and all other water conveyance systems requires further examination to define the magnitude of respective impacts. For example, drilling of additional wells or piezometers will likely be required to meet future permit conditions or operational demands. This work will be completed at the expense of the Project proponent. The most recent Project well was spud in October 2019 and completed in early summer 2020 (over half a year to complete one well). The well was poorly designed and will likely have a well-life similar to the Proponent's original water supply well. Has Mono County considered the visual impacts associated with a single well drilling program which was drug out over the course of half a year? Please consider supporting a timeframe for completion of any new wells to avoid prolonging undue degradation of visual resources within the Mono Basin.

In closing, please be aware this comment letter was not solicited from any single organization. From a technical water resource perspective, the existing baseline data and impact analyses is not sufficient to support the Project, nor is it defensible. From a personal perspective, the people who live and recreate in the Mono Basin are distinctively tied to the waters. These waters are sacred and have been protected for thousands of years with the lives of countless individuals dedicated to its preservation. We would be abandoning our duties as scientist and remiss as stewards of this remarkably unique environment if we ignore our responsibility to complete the full due analysis based on the best available science. Anything less would desecrate the work and the path set forth by those individuals who fought tirelessly to protect these extraordinary resources from exploitation.

## Comment Letter

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With urgency, please consider filling the data gaps which are required to defensibly evaluate cumulative impacts and provide realistic feasibility level water resource design specifications for the Project.

Respectfully,

A handwritten signature in blue ink, appearing to read "Matt D. Banta", with a horizontal line underneath.

Matt Banta

**From:** [Sharon Barnett](#)  
**To:** [CDD Comments](#)  
**Subject:** No on Resolution R20-01  
**Date:** Sunday, June 28, 2020 8:14:56 PM

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**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 fell in love with the Mono Lake-Yosemite region the summer of 1994. My junior year of college, I landed a job in Yosemite. It was life changing. I will never forget my first Mono Lake visit, I felt like I was on another planet. Currently, I reside in the San Francisco Bay Area and visit the Mono Lake region a couple times a year.

Why do I continue visiting Mono Lake? Because the Mono Lake-Yosemite gateway community of Lee Vining is unique. I am attracted to the quiet, peaceful, rustic lifestyle the area affords. And the wildlife viewing is incredible! Do we really want this area to be like so many other over-developed, poorly-conceived projects? I think not. The Tioga Inn project, as currently proposed with its multiple significant impacts, 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. I visit to see for miles and miles: the mountains, the tufas, the lake. I do not want to be looking at more buildings, I might as well stay home.

I am asking the Planning Commission to vote no on Resolution R20-01. These adverse impacts could have been addressed by better project planning and design but there are insufficient mitigations required in the project documents.

Thank you,  
Sharon Barnett

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*Marin Nature Adventures*  
San Rafael, California  
[www.MarinNature.com](http://www.MarinNature.com)

## Michael Draper

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**From:** Queenie Barnard  
**Sent:** Wednesday, August 5, 2020 3:03 PM  
**To:** CDD Comments  
**Cc:** Scheereen Dedman  
**Subject:** FW: Tioga Inn Project

Here's another comment about the Tioga Inn Project. Thanks!

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Queenie Barnard  
Senior Deputy Clerk – Elections Assistant  
P.O. Box 237  
Bridgeport, CA 93517  
(760) 932-5534 (office)  
(760) 932-5531 (fax)  
[qbarnard@mono.ca.gov](mailto:qbarnard@mono.ca.gov)



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**From:** phyllis benham <pbenham1@gmail.com>  
**Sent:** Wednesday, August 5, 2020 3:01 PM  
**To:** BOS <BOS@mono.ca.gov>  
**Subject:** Tioga Inn Project

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Honorable Supervisors:

I have read the proposals for The Tioga Inn development project urge the Supervisions to reject and not approve of the project.

Phyllis Benham  
Mammoth Lakes, Ca

## Michael Draper

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**From:** Robert Bernstein <robertnb64@gmail.com>  
**Sent:** Wednesday, August 5, 2020 11:16 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** 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.

Hello,

I am writing to you today in an effort to urge a no vote on the Tioga Inn Project as it currently stands.

The Lee Vining part of CA is a well preserved and beautiful area, at least it is until it gets over developed.

Please consider the future here, much like the Federal Government granted the National Parks as a way of preserving the land for future generations you must act now to keep the Lee Vining area from losing its beauty.

Much of CA continues to be over developed and over populated, let's work together to keep the Eastern Sierras and Lee Vining from following that trend.

Please vote NO on the Tioga Inn project.

We have all heard "Save Mono Lake" Well let's save Lee Vining too!

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*Robert Bernsteom*  
[robertnb64@gmail.com](mailto:robertnb64@gmail.com)

## Michael Draper

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**From:** Paula <paulabl@aol.com>  
**Sent:** Wednesday, August 5, 2020 10:51 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** 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.

Dear Mono County Board of Supervisors,  
I am very concerned about the plans for the Tioga Inn. The most recent proposal still has a number of shortcomings, including the fact that there are no plans for a safe pedestrian route that would provide a way for students to walk to school. This is only one of several major problems with the current proposal.

Please send the project back to the drawing board to address the serious impacts that the project as currently designed would create.

Thank you,  
Paula Block-Levor

### Final Mono County Board of Supervisors hearing on the Tioga Inn

Dear Paula,

This has been a long and winding road. Tomorrow, Thursday, August 6 starting at 10:00am the Mono County Board of Supervisors will conduct a final hearing on the [Tioga Inn project](#).

After a lengthy hearing in June, the Board gave the project developer and staff direction to bring back significant design improvements to address visual impacts, fire concerns, and to add a safe pedestrian route between Lee Vining and the project site.

The revised project before the Board shows some progress on addressing visual impacts but falls woefully short on safety and fire protection. For example, the final proposal does not include a safe pedestrian route, isolating future residents from Lee Vining and providing no way for students to walk to school.

[You can read our analysis of the developers new "Alternative #7-Hybrid Plan," identified as the "Preferred Alternative" here.](#) Unfortunately the original five significant adverse impacts remain with the project, and Board must vote to accept these impacts without mitigation if they vote to approve the project this Thursday.

The Mono Lake Committee does not see the Alternative #7-Hybrid Plan as a fully formed project. The Board of Supervisors did not get the important improvements they asked for at the June hearing and have to, once again, consider a severely flawed project. The original five significant adverse impacts still remain, and the changes to the plan have not produced a project that respects the local community and the scenic Mono Basin.

Because you have previously commented on this project, your continued input is extra valuable to the Board, especially now

## Michael Draper

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**From:** Michael Boone <mboone871@cs.com>  
**Sent:** Wednesday, August 5, 2020 10:23 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Tioga Inn Plan revisions - Hybrid #7 Alternative.

**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,

I writing as a concerned and long time resident of Mono County. My family and I just reviewed the revised proposal for the expansion of Tioga Inn ("Hybrid"Alternative #7) that is again coming before the Board for consideration tomorrow 8/6/2020.

We find the changes made to the plan poorly crafted, and lacking attention to the very concerns the Board asked to be addressed in its last meeting back in June. And as residents, our concerns remain the same regarding the scope and long term negative impacts this project will have on the community of Lee Vining, Public Safety, Visual and Environmental Resources, Schools and Emergency Responder's.

Indeed, the latest Alternative seems almost completely dismissive of these and the many other concerns that have been repeatedly expressed by constituents and visitors to Mono County. Both on the surface, and after closer examination, this Hybrid Alternative seems hastily crafted and lacks assurances for even the minimal positive changes it proposes. This major expansion in the small community of Lee Vining and the Eastern Gateway to Yosemite National Park has been, in our opinion, poorly designed from the very beginning. It has proceeded without the community support and inclusion normal for a project of this scope. And it continues to lack the development fees and taxes to offset even the least of the long term negative impacts and costs to residents, schools, visitors and the environment.

Lastly is what we consider the most important issue before the board regarding this proposal as it has been presented over the course of months and years. Public opinion, submitted comments, expert analysis and additional concerns by Public Officials - Plus the Counties most important non-profits and environmental groups HAVE ALL BEEN OVERWHELMINGLY in OPPOSITION to this project. If the Board is not accountable to, or fails to represent those just listed - exactly who are they representing in their decision making? Engaged citizens, voters, area visitors, organized groups, casual observers and experts alike have all weighed in time and time again on this proposal - And much of it I might add, at the Board of Supervisors request...It is now incumbent upon the Board to respect and honor the wishes and concerns of what is obviously the vast majority of residents and visitors who find the Mono Basin important in their lives.

Respectfully submitted, and with thanks for your willingness to serve our County.

Michael Boone & Lisa Lilley  
Coleville, CA 96107

## Michael Draper

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**From:** Queenie Barnard  
**Sent:** Wednesday, August 5, 2020 12:24 PM  
**To:** CDD Comments  
**Cc:** Scheereen Dedman  
**Subject:** FW: Tioga Inn

Good afternoon,

Please see below for a comment regarding the Tioga Inn Project. Thank you!

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Queenie Barnard  
Senior Deputy Clerk – Elections Assistant P.O. Box 237 Bridgeport, CA 93517  
(760) 932-5534 (office)  
(760) 932-5531 (fax)  
qbarnard@mono.ca.gov

-----Original Message-----

From: Debbie Boucher <dboucher2008@gmail.com>  
Sent: Wednesday, August 5, 2020 11:58 AM  
To: BOS <BOS@mono.ca.gov>  
Subject: Tioga Inn

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 as a citizen of Mammoth Lakes, and while I do not live in Lee Vining, I do care about Mono County in general and the Mono Basin Scenic Area specifically. The Tioga Inn project is not wanted by the citizens of Lee Vining, and I join them in not wanting this project to go forward. I guess it comes down to whether you and the planning commission have the legal power to halt the project. If you do, I suggest you take this action. My greatest concern is that the current "developer" is trying to get approval so he can make back money he has invested so far by selling the approved project to a new developer. I worry that the current developer or new developer will go in, bulldoze the site, and then abandon it for whatever reason. This project originated in the early 1990s and has never gotten off the ground. Why should it get off the ground now? We are in the middle of a pandemic. We are in the middle of an economic slump like nothing that has been seen since the Great Depression. The possibility of clearing the land and then abandoning it is real. And then what? There's a scar, degradation, etc. Who is responsible for revegetation? Many others will express different reasons for why approval of the Tioga Inn project is not a good idea. This is mine.

Thank you for your time.

Debbie Boucher

August 3, 2020

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

Dear Honorable Board of Supervisors,

We are writing this letter to you regarding the proposed Tioga Inn project in Lee Vining. As forty plus year residents of the Mono Basin we have seen a time when Lee Vining was a much smaller town then it is now, with almost no social amenities or places to gather. With the development of the Tioga Gas Mart, we finally had a place to get out and enjoy a well done outdoor gathering place to eat, drink, and gather socially. Originally, there was no opportunity in Lee Vining to gather outdoors where we could enjoy the services of a world-class restaurant. In addition to this, there was also originally a trapeze area, the current viewpoint, and the renowned live music scene.

At the time that Dennis Domaille commenced the first phase of construction of the Tioga Gas Mart, I was a building inspector with Mono County. I was involved with all of the permitting for the project and I also performed some of the building inspection for the project. When I listened to some of the public comments for the Tioga Inn, I was immediately taken back by some of the accusations regarding Dennis Domaille. During the original construction, I worked closely with Mr. Domaille and found him to be not only completely honest, but willing to comply with all of the requirements imposed on him as construction commenced and progressed. As is always the case, there are changes and additional requirements that surface as construction projects progress. Whenever this occurred on the original Tioga Gas Mart project, Mr. Domaille always, without argument, complied. Further, as the project progressed, it became apparent that Mr. Domaille was an extremely well qualified and knowledgeable contractor. It was evident to me that he knew the business inside and out. Consequently, I feel that Mr. Domaille will go over and beyond his obligatory requirements to the people of Mono County in the development of the Tioga Inn. I believe he has a genuine interest in the well-being of Lee Vining and Mono County as a whole.

My wife and me have lived on the north shore of Mono Lake for over thirty-five years and have owned our property for thirty-eight years. Our property is situated on the south-sloping area of the Cottonwood Canyon Road with a clear and unobstructed view of Mono Lake, June Mountain, Mammoth Mountain, and Lee Vining. When we first moved out here after living in June Lake for eight years and Mammoth before that, the night views from our property were absolutely stunning. But as time progressed, the night view was not affected by the lights of Lee Vining and ultimately the Tioga Gas Mart, but by the light emitted by the City of Fresno and surrounding cities. There is now a halo cast in the night sky above the Sierra Crest spanning approximately from Mammoth Mountain to Dunderberg Peak from the lights in these cities. Further, we have been looking out our living room windows for all of these years, long before the Tioga Gas Mart was ever built, and personally have seen, the almost imperceptible change in the night sky since the development of the Tioga Gas Mart. We understand that the Tioga Inn will increase the lighting, but with Mr. Domaille's apparent concern for developing an environmentally sound development, I am confident that the impacts will be well within the range of acceptability and appropriateness. With the advent of dark-sky lighting, it is absurd to imply that the development

lighting can't be mitigated.

As for the small-town feel of Lee Vining, it is our feeling that the Tioga Inn will not affect the small-town feel of Lee Vining. The development is displaced far enough and out of the view enough to have little or no affect on the small town character of Lee Vining. In fact, where is the concern relating to the absolutely industrial appearance of the Pumice Plant, stockpiles of materials at the old skid pan, and Lee Vining Airport? What about the appearance of the industrial looking propane tank and SCE Lee Vining Substation situated right in the view of those heading into Lee Vining from the south? Just think of the first-impressions that are had with all of this directly in the view as people first see Lee Vining. In reality, the Tioga Inn will be the only appropriate development in an area, that is for the most part, an industrial zone. I contend that there will be no increase in the non-conformity of the land use in this area, but rather, a step in the right direction in creating the tourism feel our area needs. In consideration of all of the above facts, it would seem that there could be no better location for a tourist-serving development than the intersection of Highways 395 and 120. And further, there will be no greater opportunity for work for those of us that have made our home in the Mono Basin and beyond to the surrounding communities.

I had a discussion with a business owner in Lee Vining recently of whom is extremely supportive of the work-force housing. He indicated that for him, he will be the recipient of free work force housing. He further offered, that for him, competition was not the issue, but the lack of work-force housing was not allowing his business to operate at full capacity. So the workforce housing as proposed, would certainly be a benefit for most businesses within the central Mono County areas and beyond.

And as a side note, it should be observed that Mr. Domaille's commitment in going above and beyond is well evidenced with what he has done with his well site, which is clearly visible from Highway 395. He has built the well houses with architectural features that give the appearance of small cabins complete with trees and landscaping. I'm confident in saying that there are few developers that would go to the lengths he has to improve the look and feel of our friendly small town.

In light of the above discussion, please consider approving all phases as proposed for the Tioga Inn project. As we have already seen with the Tioga Gas Mart, the Tioga Inn will stand to be an extreme benefit to the people of the Mono Basin and Mono County, as well as to the tourist who flock to our area looking for an enjoyable stay.

Respectfully submitted,

Steve and Sharyn Connett  
593 Cottonwood Canyon Road  
P. O. Box 117  
Lee Vining, CA 93541  
(760) 937-3318

## Michael Draper

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**From:** karencory@aol.com  
**Sent:** Wednesday, August 5, 2020 11:26 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** 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.

Since I can not attend, I would like my voice heard; despite any changes made to this project, they have not come back with a good plan.

Please do not accept this project with any of these changes. This area will be devastated if you approve this project.

Thank you

Karen Cory  
Camarillo, CA

## Michael Draper

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**From:** Meredith Course <ifeelhappy@gmail.com>  
**Sent:** Wednesday, August 5, 2020 11:21 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Tioga Inn Project update - still unacceptable

**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 will be unable to attend the Tioga Inn project hearing Thursday, so I am emailing my comments for your consideration.

My name is Meredith Course, and Mono Lake is one of my favorite places in the world. The updated Tioga Inn project plan remains unacceptable, as it will destroy some of the best things about the Mono Lake area - namely, it's safety, peace, and beauty.

The clear disregard that the developers have for the safety of the Mono Lake community is unconscionable. Asking community members and visitors - including children! - to have to walk along the highway to get to school or the market indicates that the developers are prioritizing profit over the health and safety of people. Similarly, because the updated plan still does not include adequate measures for fire safety, it continues to jeopardize the safety of the community.

The updated project proposal also does not do nearly enough to mitigate its effects on the natural beauty of the Mono Lake area. The beauty of the area is what visitors come to see, and with this project site as an eyesore, they will no longer be interested in visiting and photographing the area - day or night. This practical concern is in addition to the higher level concern that we as a community are responsible for protecting and preserving the beauty of the natural environment for its own sake.

In conclusion, the updated project proposal is still unacceptable. It will destroy the safety, peace, and beauty that the Mono Lake area is prized for by visitors and community members alike. The developers show no regard for the very attributes that make this area so special. In light of this, I am asking the Planning Commission to again please vote NO on the Tioga Inn proposal.

Best,

Meredith Course

## Michael Draper

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**From:** Maria Cowles <mymid007usna@hotmail.com>  
**Sent:** Wednesday, August 5, 2020 1:07 PM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** 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.

I have an MD appointment at the Zoom meeting time August 6, 2020.

I have no question to submit.

I will anxiously await the results of the meeting.

I support not impacting that area with more building if possible.

Maria Cowles

## Michael Draper

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**From:** Thomas Deetz <trdeetz7@gmail.com>  
**Sent:** Wednesday, August 5, 2020 8:49 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Tioga Alternate #7 Hybrid plan

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 urge you to vote to not accept the Alternate #7 Hybrid plan for the Tioga Inn project as it fails to meet the required modifications for safety and community access to Lee Vining. There is no excuse for proceeding with a faulty plan that will only create additional hazards and problems for the future residents and tourists of the Lee Vining area. If passed, this will transfer the financial responsibility from the developers to the County for safety modifications and other necessary mitigations. This is unacceptable and unnecessary. Thank-you for your consideration. Tom Deetz, M.D.

## Michael Draper

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**From:** kduvall@cebridge.net  
**Sent:** Wednesday, August 5, 2020 11:16 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** 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.

Good Morning Supervisors,

As an Inyo County resident and a frequent visitor to the Mono Basin, I respectfully ask each of you to vote no on the Tioga Inn Project.

The original five adverse impacts have not been fully mitigated. Fire concerns and a safe pedestrian route have not been addressed. Please do not vote yes and therefore accept these impacts to the town of Lee Vining and surrounding areas.

I have never felt that a project proposed in the early 1990's should be approved in 2020. Thirty years of change and environmental progress should required an entire new project to be developed.

Thank you for this opportunity to comment.

Kathy Duvall  
91 Oceanview Ave.  
Bishop, CA 93514

June 27, 2020

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

Dear Mono County Supervisors-

I urge you to deny permission for the Tioga Inn Project to proceed until it has met the mitigation requests laid out by the Community of Lee Vining and is in compliance with the 2012 Mono Basin Community Plan.

We are paused at the moment because society has moved forward without proper reflection for the consequences of our actions. Now is the time to step back, reflect and make the correct decisions for the future of all involved in this project.

The community of Lee Vining has laid out a path for this development to move forward, it is your duty and job to see that their suggestions are honored. These are thoughtful, common sense mitigations that will benefit all now and into the future.

Wise, fair choices and policy are being demanded around the world and locally in the eastern sierra and the Owen's Valley, you are being given a chance to make the right choice now for the right reasons. I urge you, no, I implore you to seize this opportunity and lead thoughtfully, by example, with an eye trained on responsible development that benefits not only the developer but also the surrounding community and especially the unique environment we live in as laid out in the 2012 Mono Basin Community Plan.

Please do the right thing and DO NOT vote 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. You have a chance to do the right thing; I cannot fathom why you would not. Right action begins right now, with you. Today.

Sincerely,

Dana Ellis

97 Valley View Rd

Swall Meadow, CA

93514

**From:** darker52843@mypacks.net  
**To:** [CDD Comments](#)  
**Subject:** Tioga Inn Project  
**Date:** Tuesday, June 30, 2020 5:58:04 AM

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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,

This email is to ask you to deny the Tioga Inn protect.

For many, many years, several times per year, I have been coming to Mono Lake. As a photographer, my subject is the lake and the pristine beauty surrounding the lake. If allowed to proceed, this would be a detriment to the area.

First, it would mar the landscape of Mono Lake and the Mono Lake Basin. Photographing the lake and surrounding area is the main reason that I visit Mono Lake. Second, once this project was approved, there would be numerous other requests to build all around the lake. For all the photographers who travel to Mono Lake, you would lose this business. I, for one, would not want to come to photograph hotels around Mono Lake. I come for the pristine beauty that Mono Lake has to offer. The other activities that I accomplish are to cycle and hike around Mono Lake. The additional traffic now threatens the safety of all those who enjoy the area on foot or on bicycle. This project should be denied. What the developer desires will ruin the scenic nature of the Mono Basin and is too overwhelming for the area. For the developer, this is all about how much money he can make and not what is best for the community and the people who visit Lee Vining, Mono Lake and the Mono Lake Basin.

There are some people who can see nothing but development and the money that can be made from building. These same developers are blind to treasuring the natural beauty of an area. This Tioga Inn developer has not considered the citizens of the community; the many, many people who return, year after year to Lee Vining and the Mono Lake Basin, and the negative impacts of this project. This project must be denied. If permitted to proceed, irreparable will have been done to Mono Lake and the surrounding Mono Lake Basin.

Sincerely,  
Horatio Hadley

## Michael Draper

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**From:** LAURA H <lbhidy@hotmail.com>  
**Sent:** Wednesday, August 5, 2020 10:58 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Tioga Inn Project-NO Vote

**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 Co Board of Supervisors,

I would like to again strongly vote NO for the proposed Tioga Inn project in Lee Vining. It seems that this project has not addressed the major concerns of environmental impact both for Mono Lake and the Lee Vining canyon area, and safety for the Lee Vining residents and greater community. We must have planners and developers in our very beautiful and sensitive area that are willing to listen to and act on community input, and to take the time to do things right, not just spend huge amounts of money.

Thank you,

*Laura Hidy*

## Michael Draper

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**From:** John <johndkasso@aol.com>  
**Sent:** Wednesday, August 5, 2020 9:01 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** 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.

Hello,

Please do not let the new Tioga Inn Project be allowed to commence. The views of the Mono basin, especially from South Tufa, will be forever changed. This area is especially unique to California. It is a place where nature conquers humanity, and allows us to view it's magnificence. A building that obstructs from this natural scenery, especially that towards the Yosemite Valley, is irreparable in terms of the sacrifice to nature that will be allowed. I strongly urge the board not to approve the Tioga Inn Project.

Sincerely,

John Kassotakis, MA

## Michael Draper

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**From:** CHERYL KERSHAW <ckershaw@me.com>  
**Sent:** Wednesday, August 5, 2020 9:00 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Tioga Inn hearing

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 writing to ask you to vote no on the Alternative #7 Hybrid plan for the Tioga Inn Project. Do not approve this plan until all of the designs significant adverse affects, identified by the board in June, have been addressed. This proposal does not meet that criteria.

Sincerely

Cheryl Kershaw

**From:** [Melissa Landini](#)  
**To:** [CDD Comments](#)  
**Subject:** Tioga Inn Project Harmful Environmental Impacts  
**Date:** Friday, June 26, 2020 4:19:11 PM

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**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 express my utmost concern regarding a wide range of potential negative environmental impacts that the proposed Tioga Inn Project will have on the community of Lee Vining, the scenic Mono Basin, and the gateway to Yosemite National Park.

Despite careful review and thoughtful well informed feedback from over a thousand comment letters and hours of testimony from residents, agencies, and the public, offering suggestions about, mitigations for, and solutions to the project impacts, the developer has consistently rejected any meaningful changes and the significant adverse impacts remain.

As a result, it is now urgent that the Supervisors take decisive action to protect this unique and invaluable environment, and to act in good faith to halt this highly damaging project that would destroy the scenic nature of the Mono Basin, compromise the safety of motorists, 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.

I urge you to halt this project and ensure the Mono Basin is protected.

Sincerely,

M. Landini

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*Dictated Using Google TensorFlow/DeepMind Via Iridium K2MX Mobile Driven Technology*

## Michael Draper

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**From:** Quentin Lawrence <qntnlawrence19@gmail.com>  
**Sent:** Wednesday, August 5, 2020 11:40 AM  
**To:** CDD Comments; Bartshe Miller  
**Subject:** Rejection of the Tioga project "Preferred Alternative"

**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 write to you again to urge you to REJECT the Tioga project as it is presented at this time also. If any building is to be done outside of the town of Lee Vining, it should be done in a fashion that is not visible from anywhere in the entire basin. There should be no building project done that is not 100% supported by the Mono Lake Committee, you are aware of their commitment to the basin. I have read the letters written to you from all over the world urging you to dismiss this proposal and I hope you listen to them. I could go on and on about the beauty of the basin, hopefully, as residents you are aware of that already..... so I just urge you to do what you know is the right thing to do and that is to reject it completely.

Thank you for your time and attention,

--

Quentin Andrea Lawrence

August 3, 2020

Mono County Supervisors  
Bridgeport, CA

Re. Tioga Inn Specific Plan Amendment

Dear Supervisors Stump, Peters, Gardner and Kreitz:

This letter contains my additional comments and observations regarding the Tioga Inn Specific Plan Amendment for workforce/affordable housing. These comments are unique and supplement my previous comments in support of the project.

More recent comments are directed at a variety of concerns, the most common of which focus on the impacts created by the additional local population that will result from the development of the project. These impacts are characterized as negative; I would characterize them as positive. I have advocated for a long time that Lee Vining needs an additional twenty families to be a sustainable year-round community. Twenty more families would improve the economic viability of winter businesses, the great majority of which shutter during winter. My business has historically lost over \$10,000/month to service the tiny Mono Basin winter population. Twenty more families might bring winter to a wash, 40 might provide a profit for four months of effort.

Twenty additional families would go far in filling the volunteer needs of community institutions. There are simply too many hats for too few willing heads to fill in Lee Vining. Able bodied locals are spread thin to fill the roles the community needs. The RPAC has 11 seats, seven are filled, but six of those are tied closely by direct or casual relationships to a single employer. The Lee Vining PUD requires five elected board members, as does the Lee Vining Fire Protection District. Currently there are just two Commissioners serving on the LVFPD. No commissioners on either board have been elected by the public in recent memory.

In regard to the Lee Vining Fire Department, there are currently 12 members, one Captain, and a Chief. It needs an Assistant Chief, another Captain, and a training officer. Emergency response is limited due to the inability of many to leave their jobs or other obligations because of insufficient staffing. My idea to increase membership by merging the Lee Vining FD with Mono City FD, which also suffers from insufficient leadership, membership and training, has been rejected. I believe that development of this project, rather than causing a negative impact on service capacity, will increase the membership and thus capacity of the fire department and other community institutions.

In addition, the impact to local schools will be positive. The pride of Lee Vining High School, and our town, has been its football team. Games brought the community together and built community pride, win or lose. Lee Vining has not fielded a football team in many years due to the lack of able bodies. More kids bring more diversity and greater opportunity to develop other teams and clubs on the campus. Young teens also provide an important workforce to the community. I have three positions in my business that I created to help young people develop work ethics and skills. I cannot fill them.

Other comments relate to traffic safety. While the community, through its RPAC, has expressed real concerns about pedestrian safety, there has not been a single traffic incident involving a pedestrian or cyclist in the Lee Vining or Tioga Inn areas in recent memory. There have been many vehicular collisions at the 120/395 intersection usually involving confused visitors, but there is no rational argument that this development will exacerbate these incidents.

Government Code §56001 declares that it is the policy of the State to encourage orderly growth and development essential to the social, fiscal, and economic well-being of the State. We have seen tremendous growth in visitorship to Yosemite National Park, Mono Lake, Bodie, and Mono County in the past 20 years. This can be evidenced in surveys, but also in sales at my business which have increased by about 120% since I started 21 years ago. We cannot continue to thrive given the current constraints in workforce housing. Please approve this project with reasonable adjustments.

Thank you for your consideration of my comments and thoughtful deliberation of this important project.

/s/

Chris I. Lizza

July 29, 2020

Dear Sandra and Dennis

Thank you for taking the time to discuss the Fire District's concerns and proposed mitigations in regard to the Tioga Inn project by joining our District's Commissioner meeting on 9 July 2020 via Zoom.

We appreciate the communication with our District but continue to wish the developer had provided concrete mitigations to address project impacts on public safety and our small District.

We are here beyond the deadline still wondering what real mitigations will result from the years of public comment, review and planning that were required to fully disclose, thoughtfully analyze and mitigate this proposed project's impact.

As of July 26, we have not seen specific plans for project configuration and particulars on building height, layout, access and egress.

As we have stated from the start, this project presents very real impacts to the financial, technical and human capacity of our small District.

The following responses follow the outline of the document "Response to LVFPD Concerns for Discussion during 9 July 2020 LVFPD Board Meeting."

As a general comment, we must reiterate our main unease that the document identified the responses from the proponent to our concerns as "Mono County Responses." This is not the County's project; the burden of responding, collaborative discussion and project modification and mitigation is the responsibility of the developer.

Time and again, in each written document produced for this project we remain concerned that rather than acknowledge concerns raised more emphasis is given to diminishing the importance of a given concern, such as public safety or capacity impacts while simultaneously attempting to justify why the project doesn't need to address an issue. This approach is backward and has engendered unneeded conflict and mistrust of the public process.

**Connectivity Between Tioga Site and Lee Vining** - We appreciate the sentiment that "the community, County and proponent are committed to work collaboratively through barriers" to address public safety concerns with a trail connecting the project site and town. As stated on our call of 9 July 2020, the importance of protecting public safety requires assurances of action. We strongly state that this mitigation must be in place before the department will support the project. What language will be included in the updated project document to assure connectivity will happen under a fair-share cost agreement?

**Traffic Improvements at SR120/US395** - This project will increase the hazards at the junction of 395/120. Give the volume of incidents that we respond to at this intersection, we do not support a project that does not ensure mitigations for traffic safety. We remain concerned that the project still fails to include any assurance for mitigations for traffic safety.

**Public-Related Financial Impacts on LVFPD** - Your response notes that "no fees for the building plan check or building inspections will be charged to the Fire District." Please demonstrate how this statement is enforced in the existing project document.

As your response notes, the proposed project will not result in the \$75,000 in one-time fees as noted in the FSEIR. This original figure was **based on the project as a whole - the housing, restaurant and hotel**. Why if we are told the hotel/restaurant isn't a discussable part of this project was a misleading mitigation fee amount included in the FSEIR?

As your response details, the **project will result in a maximum of \$36,225 in fire mitigation fees only if and when it is built to completion**. This will be a one-time inflow of restricted funding. While the Department does need capital funding to replace aging or broken infrastructure and equipment, as we said on the 9th call, what we need much more is **ongoing annual funding to train and equip current and new volunteers and annual funding for maintenance, medical supplies, medical equipment and compliance**.

With regard to ongoing income from property tax, **the Mono County Treasurer-Tax Collector "calculated that LVFPD would receive about \$250/yr from property taxes at full build out of the Tioga Specific Plan (all uses)."**

While we appreciate the offer to cover a fee study if it is applied to future impact fees, the District does not feel this sort of loan would benefit the District or our community in the long term. Additionally, your response indicates the County undertakes the fee study through consultants. We have learned from County Counsel that, in fact, the Fire Districts themselves contract to generate these studies. We are working to undertake said study and move this process forward.

We request that the capacity impacts of this project be met through the following:

1. Commitment to adhere to an updated impact fee structure for all construction even if the new structure is not in place at the time initial building permits are pulled.
2. Commitment to an annual mitigation fee paid to the District by the developer or subsequent owner to offset the ongoing, non-capital impacts of the project of an amount to be calculated by dividing the actual property tax disbursement to the District for the most recent complete year when permits are pulled by the actual in-District in-population multiplied by the number of residents added to the District. This fair calculation sets forth a per person cost for the residents potentially added to the District.

**Project-Related Capacity Impacts on LVPUD** - Your response states "the complexity and size of the individual units is comparable to the existing housing units being served." Which newly constructed multi-family housing units in Lee Vining would this response be based on?

How can we know if these units will be similar to what we have since we have seen architectural renderings of this constantly morphing project?

As stated on the 9 July call, the impacts on our capacity are misrepresented when it is reduced to just needing new volunteers. Volunteers are not easily found and retaining them requires ongoing annual funding to train, equip and manage. These ongoing impacts and costs are why we have repeatedly proposed since our original letter an ongoing, annual mitigation fee detailed above.

**Fire Safety Access** - We appreciate the recent communication that the access route along Gibbs Siphon to Highway 120, will contain a maintenance plan and will actually be recorded prior to occupancy. This is a solid mitigation that should have been welcomed and included from the beginning.

As we stated in response to your email regarding a non-conforming access route to 395 "LVFPD feels that we need a full functional evacuation route...one where your future residents and hotel guests are able to escape a catastrophic emergency, while at the same time LVFD can come in to help."

The Lee Vining Fire Protection District appreciates the communication that has happened since the Board of Supervisors July consideration and postponement of a project decision. Moving forward requires a commitment to concrete assurances on safety impacts to pedestrians and traffic safety will be addressed, and that the capacity needs of the LVFD be supported.

Sincerely,  
Santiago M. Escruceria  
Commissioner LVFD

## Michael Draper

---

**From:** Stephanie Martin <martins4@cruzio.com>  
**Sent:** Wednesday, August 5, 2020 2:12 PM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** 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.

Dear Board of Supervisors,

I urge you to reject the current proposal for the Tioga Inn Project. This development will have significant impacts on the Lee Vining Community and the new plan does not adequately address the flaws of previous proposals. The community, and all the people who appreciate and bring tourism revenue to Mono Basin, deserve a more well thought out plan.

My major concerns are in regards to safety. Leaving a safe pedestrian route to Lee Vining as a future option to pursue is too vague and risky. Walking along the shoulder of 120 or 395 is fraught with danger. Why hasn't this issue been thoroughly addressed as a vital component in the plan?

Additionally, how does this plan not include a fire evacuation route direct towards hwy 395? You know all too well how much fire risk in the Sierra has increased. This is another huge oversight that makes the plan irresponsibly dangerous. Moreover, the compensation to the Lee Vining Fire Department seems paltry considering the additional burden they will bear in already stressful times for firefighting.

Please insist on a better project for Lee Vining. Thank you very much for the hard work you do serving Mono County.

Respectfully,  
Stephanie Martin

Mono Lake visitor since 1975

Stephanie Martin  
[www.stephaniemartinart.com](http://www.stephaniemartinart.com)  
[www.instagram.com/stephaniemartinart](https://www.instagram.com/stephaniemartinart)

## Michael Draper

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**From:** Matoff, Tom <TMatoff@ltk.com>  
**Sent:** Wednesday, August 5, 2020 12:14 PM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Comment on Revised 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.

As a frequent visitor to the Mono Basin over many years, I thank the Board for this opportunity to comment on the partially revised Tioga Inn project design. These are in addition to earlier comments I have made on this project. My main concerns fall into the following two areas:

1. While the slightly revised design offers some improvement in visual impacts, much more needs to be done. Please require additional detailed analysis of visual impacts, particularly as experienced from South Tufa. This should be performed by a qualified independent analyst selected by the County.
2. The Mono Basin Community Plan requires safe pedestrian facilities. Requiring pedestrians to use the gutters of major State highways does not meet this criterion. Feasible alternative pathways not subjecting pedestrians to highway traffic hazards are available, and the Board should require the inclusion of such an alternative as part of a project plan.

Thank you for your consideration of these points, offered by a Californian who loves Mono County and the Mono Basin dearly, and hopes their unique beauty and character will be preserved intact for future generations.

Sincerely,

Thomas G, Matoff  
27717 County Road 92F  
Winters, CA 9569  
(530)795-4403

## Michael Draper

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**From:** Ralph Mendershausen <ralphr@sti.net>  
**Sent:** Wednesday, August 5, 2020 11:41 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Alternative 7 Hybrid

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 and Planners

This revision does not a community make! It leaves safety issues to the public purse and makes only cosmetic changes. It is too little too late.

Please reject it.

Dr and Mrs. Ralph R Mendershsusen  
Mariposa, CA

## Michael Draper

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**From:** Enid Meyer <dinemeyer@yahoo.com>  
**Sent:** Wednesday, August 5, 2020 11:32 AM  
**To:** CDD Comments  
**Subject:** 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.

To the Board of Supervisors, Mono County:

I am writing to add my concerns to the failure of the developer of the Tioga Inn project to revise and address the five significant adverse impacts that remain with the project, primarily safety and fire protection. I am agreeing with the Mono Lake Committee as outlined below that the Board of Supervisors should not approve this project as it now stands.

I have visited Mono Lake, Lee Vining and camped in the area for many decades. Please do not let one developer's project impact the area in such a negative manner.

Thank you,

Enid Meyer  
4323 La Cresta Ave.  
Oakland, CA 94602

The revised project before the Board shows some progress on addressing visual impacts but falls woefully short on safety and fire protection. For example, the final proposal does not include a safe pedestrian route, isolating future residents from Lee Vining and providing no way for students to walk to school.

Unfortunately the original five significant adverse impacts remain with the project, and **Board must vote to accept these impacts without mitigation if they vote to approve the project this Thursday.**

The Mono Lake Committee does not see the Alternative #7-Hybrid Plan as a fully formed project. The Board of Supervisors did not get the important improvements they asked for at the June hearing and have to, once again, consider a **severely flawed project**. The **original five significant adverse impacts still remain**, and the changes to the plan have not produced a project that respects the local community and the scenic Mono Basin.

## Michael Draper

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**From:** Joe Mirror <joemirror@gmail.com>  
**Sent:** Tuesday, August 4, 2020 2:23 PM  
**To:** CDD Comments  
**Subject:** Tioga Inn project (no vote)

**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,

Concerning the Tioga Inn project:

I vote NO.

I have been going through that area since the early 1980's and often get gas at the Mobil gas station and sleep in the car on the hill at night. It makes no sense to put the hotel restaurant in that location when there is plenty of room to put it in town. Put it in town.

If you want to put something there; put up some temporary camping tent pads or glamping accommodations and a food truck. You can make those blend in and it will be more inline with the visitors of the national park. There is not much business there in the off season so how is the hotel restaurant going to make it? And when they do go out of business you are stuck with and eye sore for a long time.

I drew out the proposed location on Google Earth 3D and I just have to ask why does the Mobil gas station owner want to destroy the view with buildings? To make money. It is terrible what they are doing to Alabama Hills by Mt. Whitne, putting in private housing. Just not right! The project will be a "camel's head in the tent" thing leading to more and more development in the wrong place. Put that project down in the town of Lee Vining along the highway.

Sincerely,

Joe McDonough  
12414 E Brenda Dr  
Yuma, AZ 85367

## Michael Draper

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**From:** Paul Morrison <artwaxer@yahoo.com>  
**Sent:** Wednesday, August 5, 2020 2:36 PM  
**To:** Michael Draper  
**Subject:** 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.

As a long-time and frequent visitor to Lee Vining and Mono County, I wish to comment on the Alternative #7 - Hybrid Plan for this project that will come before the Board of Supervisors on August 6, 2020.

I have studied the revisions to the project that the owners have made since June, 2020, and it seems apparent that the current alternative still will not assure the residents and representatives of the County that their concerns will be fully and effectively addressed in the final project plans with respect to pedestrian safety, fire safety, scenic corridor visual impacts, or light pollution of the Mono Lake Basin.

Although there is an unquestionable need for more housing in the County, as well as a duty to promote adequately planned economic development--especially at this time when local governments are so severely affected by pandemic-related cessations and declines of business activity--I urge the Board to reject this hastily-revised and flawed plan. By doing so, the Board may encourage the applicants to more comprehensively and appropriately revise their project for future re-submittal.

Mono County has only one chance to get this right, because we must all live with the results for many years to come. Thank you for your consideration.

## Michael Draper

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**From:** snamtr@aol.com  
**Sent:** Wednesday, August 5, 2020 9:25 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** 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.

Mono County Board of Supervisors,

The original five significant adverse impacts still remain on the Tioga Inn Project. Not addressing these impacts is an **irreversible** mistake. If the Board is interested in profit first, consider the likelihood that if the project continues without sufficient mitigation, the whole area is less inviting. Therefore, less people visit and bring money into the local area. Of course, the environmental impacts to the area which are still recovering from historical problems should be the highest priority.

Steve Nemeth

## Michael Draper

---

**From:** Cindy Neufeld <Cindy.Neufeld1@hotmail.com>  
**Sent:** Wednesday, August 5, 2020 1:32 PM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Alternative 7 to Tioga Inn Project - does not pass muster - Vote NO!

**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!

Thank you very much for allowing me to respond to this alternative.

I had the privilege to watch the June 20(?) Board meeting and was impressed with the gentleman who did the demonstration of the light impact. Oh man. It would be so awful if this project were to continue as is!

We are still very much against this project for the following reasons:

1. The developer is apparently unwilling to do enough to mitigate the harm to the wildlife - light pollution and increased traffic will impact migrating birds and other wildlife.
2. Light Pollution!
  - a. The visibility of the stars at night from anywhere in the Mono Basin will be lessened. We love watching the stars as it is usually so clear. The loss/ of visibility will never be reversed.
  - b. The rising sun would reflect off the windows of this place and would bounce back onto Mono Lake - this is not a desire for anyone who wants to catch the sunrise reflecting off the Dana Plateau.
3. The peace which is prevalent while kayaking or visiting the area will be forever lost. Traffic is a killer of so much greatness in an area.
4. The hazard to people walking or biking along 120 / 395 from the venue to Lee Vining is not being addressed to include sidewalks, paths away from the traffic
5. The view up Tioga canyon from the lake, Panum Crater, the town, would now include this monstrosity which just does nothing but detract from the natural beauty of the Mono Basin.
6. The negative impact on the Lee Vining community will be huge. The schools are small, the fire department is volunteer, long-term housing or rentals for all the new people would mean more construction to accommodate them. Increased traffic, litter, potentially an increase in crime...just a few additional issues that are not mitigated well at all.

Sure, there may be positives, more money into the community, but at what cost? The loss of peace? Beauty? Serenity? Not worth it.

It's ok not to build. Really. It's ok to leave well enough alone. It's beautiful as it is and this project will only detract from the natural beauty of the Mono Basin.

Sincerely,

Cindy Neufeld (Eastern Sierra lover over 60 years)



## Michael Draper

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**From:** derik olson <derikolson@gmail.com>  
**Sent:** Wednesday, August 5, 2020 11:49 AM  
**To:** CDD Comments; Bartshe Miller  
**Subject:** 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.

Dear Board:

Below are my comments regarding the proposed Tioga Inn Project.

I urge the Mono County Board of Supervisors to reject the project as currently proposed since it fails to address critical elements such as safety and funding for community services. The project will increase the population of Lee Vining significantly, but does not provide money or infrastructure for the town to handle the additional load. There is no provision for a safe pedestrian route from the project site to town. No emergency evacuation route has been designated in case of wildfire. Visual impacts have yet to be fully and specifically addressed.

Adding 300 residents to the community will create an impact that many services are not currently equipped to handle. The proposed plan does little to address the physical and financial burden that Lee Vining's community services will be forced to deal with. Until significant changes are made the project should be rejected.

Thank you.

*Derik Olson  
276 Wildrose Lane  
Bishop, CA 93514  
760.873.7904*

## Michael Draper

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**From:** Bob Pann <bobpann@earthlink.net>  
**Sent:** Wednesday, August 5, 2020 12:50 PM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Tioga Inn Project

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I concur with the Mono Lake Committee which does NOT see the Alternative #7-Hybrid Plan as a fully formed project.

The Board of Supervisors did NOT get the important improvements they asked for at the June hearing and have to, once again, consider a severely flawed project.

The original five significant adverse impacts still remain, and the changes to the plan have NOT produced a project that respects the local community and the scenic Mono Basin!

Robert W. Pann  
2512 Aiken Avenue  
Los Angeles, CA 90064

## Michael Draper

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**From:** Julie Phelps <julie.phelps2012@gmail.com>  
**Sent:** Wednesday, August 5, 2020 9:45 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** 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.

Please pay attention to the concerns of the Mono Lake Committee. They represent the opinions and values of thousands of people dedicated to the preservation of the Eastern Sierra Nevada including the Mono Lake, Lee Vining area. The Eastern Sierra Nevada from Bishop to Lee Vining has been my second home since I was an infant, and it is truly one of the sacred places of nature left on this earth. Don't develop it. But, if you must, have respect for it and protect it as you would your own home and family.

Sincerely,

Julie Phelps  
Redlands CA &  
Greenbelt MD  
301.500.8685

Sent from my iPhone

## Michael Draper

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**From:** ropoucher@aol.com  
**Sent:** Wednesday, August 5, 2020 3:54 PM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Tioga Inn project hearing

**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 Mono County:

Every June I present at the Mono Basin Bird Chautauqua, and thus contribute to this annual major event in Mono County. The success of this event is due to the unique and special quality of the Mono Basin.

In the "Alternative #7-Hybrid Plan" identified as the "Preferred Alternative" for the Tioga Inn project, the original five significant adverse impacts remain with the project. I strongly recommend that the Board vote to NOT accept this Alternative #7-Hybrid Plan. This Plan falls woefully short particularly on safety and fire protection.

Please protect what makes this Mono Basin area so unique and special.

Thank you.

Roy Poucher

Anaheim, CA

## Michael Draper

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**From:** Jmrach <jmrach@aol.com>  
**Sent:** Wednesday, August 5, 2020 11:32 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Mono Lake

**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 and Lee Vining are not only an important and unusual conservation site -- it is also a park-like, non-commercial community that should be cherished and preserved. I am an out-of town -visitor, and I value the natural ambience of the area, as well as its scientific value. This commercial project will bring further changes that will harm it greatly unless you insist on addressing all the mitigation problems.

I understand that the Inn has not addressed all five mitigation problems, in their new submission. I hope the Board of Supervisors will require more changes to protect the special character of the area. Mono Lake is one of a few brine lakes in the U.S., and its scientific studies are essential. Its many activities teach conservation and provide the people of California with a wonderful education on birds, plants, water resources, and an unusual ecology.

Marjorie Rachlin  
2919 Brandywine St NW  
DC 20008

## Michael Draper

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**From:** Greg Reis <gregreis@gmx.com>  
**Sent:** Wednesday, August 5, 2020 4:08 PM  
**To:** CDD Comments  
**Cc:** Bartshe Miller; triplepointh2o@gmail.com; mbanta@confluencewaterresources.com; pmcfarland395; Wendy Sugimura; Stacey Simon  
**Subject:** Re: Tioga Inn comment

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,

I am resending my comment letter from June 26 (below) since I never received an acknowledgement that it was received.

In addition to those thoughts, the discussion of well information on pages 8-9 of the packet for the August 6th meeting prompted me to look into the well information again. When I previously looked into the hydrology analyses, I identified the inadequate assumptions and analysis of impacts to Mono Lake springs and Lee Vining Creek in the FEIR appendices.

Those analyses are still inadequate as previous comments (mine and others) have pointed out. The argument that "Lee Vining Creek is armored as it flows across the fan to the lake" implies the creek is disconnected from the aquifer. This may be incorrect at this location, and is definitely incorrect downstream. The flawed conclusion was drawn because the Winston Well is only 400 feet from the creek, yet has a static groundwater level over 300 feet deeper than the creek. This is certainly a steep gradient, and steep declines in groundwater are common along Lee Vining Creek downstream of this location. LADWP Well V373 at 6441.3 feet elevation, and approximately 200 feet from Lee Vining Creek, has groundwater 14-18 feet deep (at elevations between 6423 and 6427 feet above sea level). Mounded groundwater under the creek drops off at steep gradients on both sides of the creek. Once the creek enters the alluvial basin, it is interconnected. Pumping groundwater near these reaches can lower the water table and induce greater seepage in addition to the potential for 0.23 cfs of direct stream depletion, according to the December 7, 2018 SGS memo. That memo contains a flawed analysis of the effects of that potential depletion, and the example on pages 64-65 of the PDF packet (2006 TEAM Engineering groundwater study) further illustrates why the analyses were inadequate.

A basic step in evaluating impacts to interconnected surface water that the consultants apparently failed to do was convert well depths into groundwater elevations for comparison with nearby surface water elevations. At its future management level of 6392', Mono Lake will be less than a mile away from the wells and both wells are deep enough to have the potential to lower groundwater below the level of Mono Lake, which could draw saline and alkaline groundwater toward the wells. In fact, the pumping level of Well #2 at 126 gpm is below 6392 feet above sea level, indicating that at that level of pumping, saline and alkaline water would likely flow toward the well from Mono Lake (which will be managed in a range between 6388 and 6400 feet above sea level; according to Decision 1631 it will remain above 6,390' 90% of the time), eventually contaminating the well. Mitigation measures limiting pumping rates and requiring minimum water levels in wells during pumping could easily prevent this problem, however those measures are not included in the FEIR or in the current packet. It appears that approval of the project as currently mitigated would allow the project to pump as much water as possible from as deep as possible. This may even be a problem with the baseline pumping and the already approved project. Mono County has an ongoing Public Trust obligation to protect beneficial uses from overpumping.

The flawed and incomplete well analyses are an example of the inadequate supporting documentation (resulting in inadequate mitigation) that must be rectified before the project can be approved.

Please confirm receipt of this message, as well as my June 26th message below.

Sincerely,  
Gregory Reis  
Hydrologist

Sent: Friday, June 26, 2020 at 3:08 PM  
From: "Greg Reis" <gregreis@gmx.com>  
To: cddcomments@mono.ca.gov  
Cc: "Bartshe Miller" <bartshe@monolake.org>  
Subject: Tioga Inn comment

Dear Mono County Supervisors,

I am writing to encourage you to deny the Tioga Inn project proposal. I lived in Lee Vining from 1995-2011, was a homeowner, EMT on the volunteer fire department, and an RPAC member. I remember many RPAC meetings spent honing plans for development of additional housing at the north end of town, to the point of consultants producing detailed mock-ups of street plans. Development of the area near the high school would be consistent with the community plan—as opposed to building this proposed new larger town south of Highway 120, separate from the established community, which would worsen parking, traffic, safety, and scenic views.

While many specific impacts can (and must) be mitigated, what cannot be mitigated is the change in community character that would occur if the project is built. Mono County need not kill the goose that laid the golden egg. You can say no to poorly-sited development. This is not the right place.

Volcanic and wildfire hazards would also endanger residents of the project site. Keeping populations small in areas with natural hazards is an effective risk mitigation strategy. Adding population will require additional disaster response planning and expensive mitigation efforts that may be disruptive to future residents (e.g. evacuations). You can say no to poorly-sited development. This is not the right place.

I had no car for three years, but I could bike to the Fire Hall as quickly as others could drive. Lee Vining is currently a walkable, compact community—please don't destroy that.

Sincerely,  
Gregory Reis  
PO Box 161  
San Geronimo, CA 94963

## Michael Draper

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**From:** Chris Rinaldi <crin15798@comcast.net>  
**Sent:** Wednesday, August 5, 2020 3:31 PM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Fwd: 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.

Dear Mono County Supervisors,

We are writing you once again regarding the Tioga Inn Project. During the last review, you collectively and correctly identified significant impacts that needed to be addressed by the developer to be considered for approval. From my review of the proposed changes these impacts have not been adequately addressed. To say the least I'm very disappointed the project is being put back on the table for approval in it's current form without the adequate changes. I urge you to stick to the principals you laid out in your earlier review and vote to deny this project.

Thank you for allowing us to provide my point of view.

Chris and Lori Rinaldi

79 Tamarack Ln  
Virginia Lakes, CA.

Begin forwarded message:

**From:** Chris Rinaldi <[crin15798@comcast.net](mailto:crin15798@comcast.net)>  
**Subject:** Tioga Inn Project  
**Date:** June 26, 2020 at 9:32:09 AM PDT  
**To:** [cddcomments@mono.ca.gov](mailto:cddcomments@mono.ca.gov), [bartshe@monolake.org](mailto:bartshe@monolake.org)

Dear Honorable Supervisors,

A while ago we sent Mono county a letter expressing our deep concerns with the Tioga Inn Project. Unfortunately, our concerns and the concerns many, many others had with this project were not addressed by the planning commission a few months back. You now have an opportunity to review this project and decide how or if it proceeds. It is our belief this project should not be approved as proposed as it violates the Mono Basin Community Plan, vision and principals, will have significant negative impacts on the community of Lee Vining and will forever degrade the scenic beauty of the area.

It is imperative that you vote to reject the project or require the developer to work with the community on changes that mitigate the communities concerns.

Thank you for your consideration.

Chris and Lori Rinaldi  
79 Tamarack Ln  
Virginia Lakes, CA

## Michael Draper

---

**From:** JAMES ROSEN <james.rosen@comcast.net>  
**Sent:** Wednesday, August 5, 2020 2:53 PM  
**To:** CDD Comments; bartshe@monolake.org  
**Cc:** geoff@monolake.org  
**Subject:** comment on 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.

Dear Board

The revised proposal by the developer seems to not satisfy the improvements requested by the Board. It goes without saying that the Lee Vining area and Mono Lake are a unique treasure for the State of California and lovers of the outdoors. Any adverse effects on the environment will be a permanent change to the special place it is. Additionally, there appear to be safety concerns for residents that have not be solved in the plan.

I urge you to require the developers to meet the highest standard for fixing these issues. Any extra delay and inconvenience is worthwhile.

Sincerely,

James Rosen

website: [howtomakeyourselfexercise.com](http://howtomakeyourselfexercise.com)  
[facebook](#)

## Michael Draper

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**From:** Ross.Amy.E <ross.amy.e@gmail.com>  
**Sent:** Wednesday, August 5, 2020 10:10 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Alternative #7-Hybrid Plan

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 Lake Board of Supervisors,

I strongly urge and beg you not to accept the "revised" Tioga Inn project proposal, which has not been significantly revised enough to move forward into the building stage. I don't think there should be *any* Tioga Inn, but if there is to be one, this proposed project has way too many conflicts and is improper and inadequate. Please, do not permit nor approve this plan.

Sincerely,  
Amy Ross  
(310) 701-3205

## Letter to the Ed./Supervisors

Dear Editor and Supervisors,

I am writing to you about the much-discussed Tioga Inn project to build roughly 100 employee housing units on a lot above the Tioga Gas Mart at the intersection of Hi. 395 and Hi. 120, on the way to Yosemite. Full disclosure, I have represented Dennis Domaille as a lawyer, have been involved in dealings and contributions with the Mono Lake Committee, and have been a member of the Sierra Club for many, many years. That said, much input has come to the Mono County Supervisors about the project, a great deal of it negative because of perceived impacts on the darkness of night skies, visual impacts on visitors at Mono Lake, and effects on County services by reason of a significant increase to the population of Lee Vining. Underlying most of the criticism is a belief that the Supervisors have an unfettered right to simply deny the project and regulate the property to the extent that it becomes a de facto park for the town of Lee Vining.

No doubt vacant land is almost always more attractive than land that has something built on it. Those of us who live in Mono County did not come here for the urban delights, it was the incredible beauty of natural wilderness that attracted most of us to live far from the blandishments of the big city. The problem is, of course, that private land is not public, it belongs to someone, taxes have been paid on it, and a lot of money was spent to acquire it in the first place. All of this gives the owner the right to do something with the property which the public may find attractive or not, usually not, and, as a rule, no development is as nice as the vacant land that preceded it.

Of course, what happens is that when people occupy a place like Lee Vining, they would just as soon it stay the way it was when they arrived. This, almost invariably, puts the public in conflict with the private owner, with the elected government officials as the referees, uncomfortably stuck in the middle.

As for the Tioga Inn, the comments have gone from the serious to the ridiculous. The project will have to comply with Mono County ordinances regulating night-time outdoor lighting so as to preserve dark skies, but one commenter suggested that, in order to guarantee the preservation of Lee Vining's dark skies, the project be required to be constructed underground. As to "visual impacts", the commenters believe that the view of the Sierras from Hi 395 and Mono Lake should have no visible structures in between, lest the attractiveness of Lee Vining to the tourist community be irrevocably destroyed. Were the Supervisors to bow to this demand, the eventual result would be that either the project and/or any project at all, either be built in subterranean fashion or simply denied outright. This would put the Supervisors in the position of having denied a reasonable use of the land, which would then constitute a "taking" of the property by Mono County and obligate the County to recompense the owner for the value of the land.

Given the financial condition of Mono County at present, which is to say, marginal at best, the County is in no condition to start re-making private land in the County into public parks, so that satisfying the concerns of the commenters and the rights of the property owner will take finding compromise and judicious application of the law by the County's elected representatives.

Interestingly, were the County to bow to public demand and start condemning private property to preserve night skies and visual impacts, it would require a substantial increase in County taxes. Then the very same people complaining bitterly about night skies and all could be expected to show up at Board of Supervisors meetings to insist that any new taxes not fall on them, since they had already discharged their civic duty by showing up at the Board's meetings to complain about land use.

On the other hand, it is well within the rights of the public to complain about whatever they want to, irrespective of the practicality or the advisability of such action. It is the duty of the Supervisors to

adjudicate their obligation to the public interest, the County budget, and the rights of private landholders, and come up with a solution that honors the law and, very likely, satisfies no one.

Paul Rudder

## Michael Draper

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**From:** Patrick Schlemmer <jkodiak@earthlink.net>  
**Sent:** Wednesday, August 5, 2020 9:44 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** vote No on the "Alternative #7-Hybrid Plan"

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 County Board of Supervisors,

The revised project before the Board falls woefully short on safety issues. What is especially troubling to me is the lack of planning for a major wildfire, which this dry region is vulnerable to. The proposal going before the Board still does not include an emergency evacuation route. The local volunteer fire department is not adequate to deal with hundreds of new residents. The measly \$37,000 in one-time development impact fees and \$250 in annual tax revenue for the Fire Department to expand its capacity would not begin to cover the necessary expansion of emergency services. Recent years have shown that more frequent and more severe fire seasons are the new normal in the west. Climate change has created drier conditions and more unpredictable weather. It would be unpardonably irresponsible to allow a major housing development that didn't account for these conditions.

I respectfully urge you to vote No on the "Alternative #7-Hybrid Plan."

Sincerely,  
Patrick Schlemmer

2001 46th Ave.  
San Francisco, CA 94116

jkodiak@earthlink.net

## Michael Draper

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**From:** John Sefton <johnsefton7@gmail.com>  
**Sent:** Wednesday, August 5, 2020 10:14 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Tioga Inn

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.

Don't approve. Don't support stupidity.

Sent from my iPad

SHUTE MIHALY  
& WEINBERGER LLP

396 HAYES STREET, SAN FRANCISCO, CA 94102  
T: (415) 552-7272 F: (415) 552-5816  
www.smwlaw.com

WINTER KING  
Attorney  
King@smwlaw.com

August 5, 2020

**Via Electronic Mail Only**

Board of Supervisors of Mono County  
c/o Shannon Kendall, Clerk of the Board  
PO Box 715  
Bridgeport, CA 93517  
E-Mail: skendall@mono.ca.gov

Re: Tioga Inn Specific Plan Amendment #3

Dear Members of the Mono County Board of Supervisors:

We submit this letter on behalf of the Mono Lake Committee (“MLC”) to, once again, urge the Board of Supervisors to deny the proposed Tioga Inn Specific Plan Amendment #3 (“Project”) unless and until the applicant revises the project to ensure community safety. This Project, if approved, will dramatically and permanently disrupt the Lee Vining community. On June 29 and 30, 2020, the Board engaged in a thoughtful discussion of the proposed Project and requested changes and additional mitigation measures to reduce the Project’s significant, adverse environmental impacts. The requested changes were essential to reducing the adverse impacts identified in the FSEIR and the extensive public comment submitted on the Project. Nonetheless, just one month later, the applicant is back before the Board requesting approval of a revised application that at once (a) fails to solve the problems identified by the Board and the public and (b) modifies the Project in ways that require further environmental review, recirculation of the EIR, and additional public input.

While the public has, once again, had limited time to review the new changes to the Project, our preliminary review identified the following issues:

1. Rather than addressing head-on concerns about the lack of a safe pedestrian route connecting Project residents to town, the revised proposal defers the development of the trail and any associated environmental review. Staff Report, Attachment 6(F). This approach patently violates CEQA, which requires all mitigation measures be adopted simultaneously with, or prior to, Project approval. Mitigation measures may not be

deferred when their effectiveness is uncertain or when deferral would prevent the DEIR from disclosing the potentially significant impacts of those measures. *Sacramento Old City Ass'n v. City Council of Sacramento*, 229 Cal.App.3d 1011, 1027-29 (1991). Uncertainties regarding the mitigation of impacts must be resolved before a lead agency may make the required CEQA findings; an agency may not rely on mitigation measures of uncertain efficacy or feasibility. *Kings County Farm Bureau v. City of Hanford*, 221 Cal.App.3d 692, 727 (1990). The applicant should be required to lock into place the rights to develop the trail now, so that the Board and the public can know whether the trail will be developed and what additional environmental impacts might result. Rather than providing substantial evidence of infeasibility, the staff report actually supports the conclusion that the trail is feasible, but may take time to develop. The mitigation measure as drafted simply lets the applicant off the hook for providing this necessary mitigation measure.

2. Deferring analysis of the proposed trail also improperly “piecemeals” the Project. *Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonora* (2007) 155 Cal.App.4th 1214, 1229 (“when one activity is an integral part of another activity, the combined activities are within the scope of the same CEQA project” and must be analyzed together); Guidelines § 15378(a) (“‘Project’ means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.”). Any potentially significant impacts of the trail must be considered now, in connection with the proposed Project it is designed to serve.

3. Nor is it correct, as stated in Attachment 6(G) to the staff report, that the County lacks the authority to require the pedestrian trail. There are documented significant environmental impacts associated with this Project. If the Board believes there are insufficient benefits to outweigh these impacts, it can simply deny the Project. Given this authority to deny, the County also has the corollary power to condition the Project to ensure the benefits do outweigh the impacts. Moreover, to approve the specific plan amendment, the County must find that the site is “suitable for any of the land uses permitted within the proposed specific plan.” If a safe pedestrian connection to schools and community services in Lee Vining is necessary to ensure the site is suitable for a dense residential development, it may require the trail as a condition of approval.

4. The applicant now proposes to relocate the 30,000 gallon propane tank and segment environmental review of the anticipated future use of the tank for commercial sales. Staff Report, Attachment 6(E). Once again, environmental review of this foreseeable Project component must be undertaken now, and no environmental review was conducted related to locating the tank “onto the Tioga sub-parcel east of US 395,

near the two existing Tioga wells.” *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 306-07 (deferral of analysis improper).

5. The staff report also indicates that a secondary egress route onto State Highway 395 is likely necessary for the Fire Department to serve the project. Staff Report, Attachment 6(D), p. 4. Yet, once again, the staff report defers analysis of the impacts of such a route. Such deferral and segmentation is improper under CEQA.

6. The shuttle service mitigation measure has been further weakened. Now, not only will it only run during summer months—which will do nothing to address the public safety issue of kids walking to school or residents walking to the post office during the rest of the year—but the Community Development Director can eliminate the requirement entirely if the trail is constructed.

7. As proposed, all infrastructure would be built as part of Phase 1, even though the remaining phases may never be built. This will result in significant earthmoving and disturbance of soils. The staff report recites County requirements for erosion and sediment control, and asserts that all of these areas will be revegetated successfully and swiftly, but none of the mitigation measures impose any performance standards to achieve this result. Moreover, as the County is well aware, revegetation in this area is challenging given the topography, climate, and soils. *See King and Gardiner Farms, LLC v. County of Kern* (2020) 45 Cal.App.5th 814, 865 (holding that mitigation measures must be *effective*). In short, there is no substantial evidence in the record suggesting that the impacts of the proposed grading—both visual and water quality impacts—will be less than significant.

8. The staff report refers and responds to a comment letter raising concerns about the Project’s potential impacts on groundwater (Staff Report at 8), but fails to attach the comment. As a result, it is not possible for the public or decisionmakers to evaluate the staff report response.

9. The staff report acknowledges that there was a flaw in the original visual impacts analysis for Alternative #6 (the previously preferred alternative/proposed Project). The corrected analysis indicates that Alternative #6 would be much more visible from South Tufa than previously thought and that this change “could arguably represent ‘a substantial increase in the severity of an environmental impact’ (on aesthetics).” Staff Report, Attachment 5, p. 5.12-2. In response, the staff report proposes a new concept for the Project, “a mixture of multi-unit buildings, individual cabin units, and one 4-bedroom Manager’s Unit.” This new concept is intended to reduce visual impacts. However, it does not provide a final vision for development, as the building orientation,

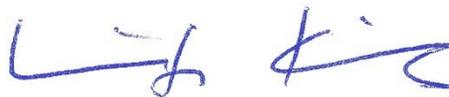
mix/type of units, and size may change after Project approval. Nor does the staff report contain a full detailed visual impacts analysis of the new concept. There are no performance criteria measured by visibility from South Tufa, and the sight lines evaluating the tree screening come from the same in-house source that understated the visual impacts last time. In short, the applicant has replaced a proposed development with two developable, black boxes. The staff report does not provide a comparison of how this development footprint compares to the previous proposals. Given this significant change to the proposed Project, the EIR must be revised and recirculated. (CEQA Guidelines § 15088.5.)

10. The community impacts far outweigh the Project's benefits. For example, the tax revenue from the Project will contribute about \$250 per year at full buildout to the Lee Vining Fire Protection District. This is clearly insufficient to cover the cost of doubling the District's service obligations. The school district will need to absorb similar impacts.

In sum, the proposed Project remains deeply flawed and the environmental review remains inadequate. Rather than fixing the problems identified by the Board and the public, the revisions only confuse matters. Given the applicant's repeated inability to address the public's serious concerns, the Board should deny the Project.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP



Winter King

cc: Stacey Simon, County Counsel  
Wendy Sugimura, Planning Director

1272699.3

## Michael Draper

---

**From:** Andy Skumanich, PhD <andyskumanich@gmail.com>  
**Sent:** Tuesday, June 30, 2020 4:57 PM  
**To:** CDD Comments  
**Subject:** Pleae save the beauty of Lee Vining - Please do NOT approve expansion

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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/Madam,

I would like to say that I'm very strongly against the expansion. If people want that type of development they can go to Mammoth.

This would forever change the magic of Lee Vining !!!

Please please do not let this happen.

Andrew Skumanich, Ph.D.

408 377 0545 (o)

408 666 8816 (m)

<https://www.linkedin.com/in/andyskumanich/>

## Michael Draper

---

**From:** Harold <hcsloane@earthlink.net>  
**Sent:** Wednesday, August 5, 2020 9:07 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Tioga Inn

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 urge you to reject the revised proposal that will come before you on Thursday 8/6. Five of the significant adverse impacts that caused the plan to be rejected initially still remain. This represents an unacceptable level of “adverse impact”, and requires you to deny the application for the project.

The area of Mono Lake and Lee Vining is a National treasure that lies within your keeping. You hold it in trust for all of us, who understand it to be a unique and wonderful place. Please understand that your actions impact not just local residents but also all the others who have come to love and cherish its special character. While there will always be a need to take into consideration the well-being of the people who live locally while likewise also preserving the character of the place, there are some changes that have a negative impact on everyone, locals and visitors alike; this project clearly fits that latter category.

Thank you.

## Michael Draper

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**From:** Glenn Smith <glenntrumpet@gmail.com>  
**Sent:** Wednesday, August 5, 2020 9:56 AM  
**To:** CDD Comments  
**Subject:** Tioga Inn project new proposal

**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.

This is a comment regarding the new proposal called "Alternative #7-Hybrid Plan. " I am a long-time annual visitor to Lee Vining and the Mono Lake area.

This new proposal does not address serious safety and livability issues as directed by the Board of Supervisors. It appears only to address, in vague ways, some of the scenic concerns. **The new plan should be rejected.**

Thank you for reading my opinion,

Glenn Smith

15505 Excelsior Ditch Camp Rd, Nevada City, CA 95959

## Michael Draper

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**From:** Shelly Smith <shellyjs@gmail.com>  
**Sent:** Wednesday, August 5, 2020 1:22 PM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Alternative Hybrid Plan

**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 Mono County Board of Supervisors,

As someone who enjoys and admires Mono Lake and its surrounding area, I appreciate that you requested changes in the proposed plans for the development plan for Lee Vining. Although I see some design improvements in this revised plan, I unfortunately believe the proposed plan is still sub-par and not acceptable. It fails to remedy concerns with both potential fire dangers and also public safety, including children walking along the streets. I urge you to look at the plan with the eyes of someone who lives in the area, human, animal and plant, and see if you feel protected and comforted in the changes that this development plan will bring. I encourage you to vote no and vote against adopting this plan and proposal.

Thank you,  
Shelly Smith

## Michael Draper

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**From:** jsollitto@socal.rr.com  
**Sent:** Wednesday, August 5, 2020 11:19 AM  
**To:** Michael Draper  
**Subject:** RE: Tioga Inn

**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 Mr. Draper:**

In my 30-year career at Warner Bros., I was fortunate enough to circumvent the globe several times over. In so doing, I was blessed with the opportunity to see natural wonders on literally every continent. So I can say from personal experience that nothing ANYWHERE exceeds the splendor of our Eastern Sierra.

Planning decisions that fall to the supervisors here in Mono County are vastly more complex than those confronting boards in urban or suburban milieus. You are entrusted with the stewardship of an unspoiled geography the likes of which confronts few other public governing board. Where incremental proposals in already-developed areas may have relatively little impact over the visual or ambient texture of a place, yours have the potential to preserve -- or mar -- a treasured tableau forever.

I respect the land owner's right to realize the value of his or her investment. And the Mobil station has evolved into an aesthetically acceptable and functionally important element of the community where it might well have been perceived as a threat prior to its inception. Still, I implore you to err on the side of conservatism and caution in addressing the many visual and environmental impact concerns related to the Tioga Inn. Its sheer scale, even in its reduced, single-story, 100-unit iteration, make the consequences of your judgements tomorrow profoundly important. Future generations rely on you to preserve the uniquely peaceful, pristine and visually unrivaled appeal of our uniquely spectacular slice of heaven.

Thank you in advance for doing the right thing by all of us.

Jordan Sollitto  
220 Reversed Peak  
June Lake

## Michael Draper

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**From:** Sandy Steinman <sandysteinman@gmail.com>  
**Sent:** Wednesday, August 5, 2020 11:26 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Tioga Inn Proposal

**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 still very strongly oppose the Tioga Inn development plan for the following reasons:

### ***Visual impacts remain***

There are development footprint areas that will be open for yet-to-be-determined building configurations that must meet specific criteria, such as one-story buildings that do not exceed 100 units/150 bedrooms. These footprints will be screened by tree plantings that will be maintained for height, number, and species of trees.

While this approach will likely be an improvement over the previous two-story Alternative 6 the Board considered a month ago, there are no standards that require screening from South Tufa—the most visited and high-impact part of Mono Lake. Further, after conceding that last month's visual analysis understated structure visibility, there is no third-party detailed visual analysis for the Hybrid Plan, and the current analysis does not provide enough information or confidence that all buildings will be sufficiently screened. The project concedes that impacts to views due to light and glare during the day and night will remain.

This current visual mitigation effort, while encouraging, should have been the starting point of this project. Like a student that rushes to get a big research paper done the night before it is due, an "A" grade is well out of reach. Mono County, as well as millions of visitors to Mono Lake, would see the results of this poor planning for years to come.

### ***Safe pedestrian route nonexistent***

While the visual alternative might be at best a "C" grade, the project receives an "F" when it comes to addressing another significant impact: safety. While a safe pedestrian route connecting Lee Vining and the future Tioga Inn site appears feasible, the project proposes only that the "property owner and County shall work collaboratively with SCE, Caltrans, and the local community to pursue options for a pedestrian/bicycle connection to Lee Vining" starting in 2021.

Without a new safe route the project forces residents, including kids, to walk next to traffic on Highway 395 to get to Lee Vining for school, groceries, and community services. A safe pedestrian route remains uncertain and the safety impact to kids, residents, and future visitors remains significantly adverse. Providing safe and convenient pedestrian access is a core policy of the **Mono Basin Community Plan**, now adopted into the Mono County General Plan, yet this project has stubbornly avoided making this mitigation a priority.

### ***Fire Department safety and capacity issues unaddressed***

Emergency routes for evacuation of the project in case of wildfire are a critical concern raised by the Lee Vining Fire Department. The Fire Department requested a safety route exiting onto Highway 395, away from the highest wind-driven wildfire threat. The proposal going before the Board still does not include the requested safety route.

Impacts to the Lee Vining Fire Department have also still not been addressed. The Tioga Inn project currently promises a mere \$37,000 in one-time development impact fees and a paltry \$250 in annual tax revenue for the Fire Department to expand its capacity to cope with hundreds of new residents at what is essentially to be a new town site. The project fails to offer substantive support for real economic and capacity challenges faced by a volunteer fire department that already works selflessly and at maximum capacity to serve the community and annual influx of visitors.

***Hybrid plan too little too late***

The Mono Lake Committee does not see the Alternative #7-Hybrid Plan as a fully formed project. The Board of Supervisors did not get the important improvements they asked for at the June hearing and now have to consider the flawed project in front of them once again. The original five, significant adverse impacts still remain with the project, and the changes to the plan have not produced a project that respects the local community and the scenic Mono Basin. The Committee will urge the Board to vote no on the final proposal.

Sandy Steinman

[sandysteinman@gmail.com](mailto:sandysteinman@gmail.com)

## Michael Draper

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**From:** Anne Stine <anne42@wildernessrites.com>  
**Sent:** Wednesday, August 5, 2020 9:52 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** comments

I am wilderness guide ([www.wildernessrites.com](http://www.wildernessrites.com)) and have been using public lands in and around Mono Lake and Lee Vining for over 25 years. I also am a 5th generation native Californian. I have been coming to Mono Lake and basin all my life, I'm now 78 yrs. young. I have also been a member supporter of the Mono Lake Committee for over 25 years. I implore you to stop or at least drastically mitigate this project to completely and permanently ruin the natural beauty which is the foundation of the land, water, air, views and more of this very unique area. Honestly I cannot believe that anyone would approve any part of this project. To intentionally alter/ruin this magnificent place is beyond my comprehension. My only thought is that those of you who are involved in any way with the sanctioning of this project are in it for the money, the reputation, etc. Anyone who truly cares for the well being of this earth and the life forms that occupy Mono Lake/Basin would not support this in any way. I also understand that the very vast majority of feedback you have received from people who know and care about this place, is to NOT go ahead with this project, or at the very least make many drastic changes to at least lessen the impact, not the least of which is the visual change which will forever alter the beauty of this place.

I wish you'd listen to your hearts and be honest and do the right thing, for the well being of the earth and therefore the waning sustainable life we still enjoy. If you go ahead with this project you will bear part of the responsibility of the drastic changes in climate change, sustainable life for our children, grandchildren and beyond. And we will hold you accountable.

## Michael Draper

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**From:** Wendy Sugimura  
**Sent:** Thursday, August 6, 2020 3:37 PM  
**To:** Stacey Simon; Christian Milovich; Gerry LeFrancois; Michael Draper  
**Cc:** Robert Lawton; Janet Dutcher  
**Subject:** FW: accurate representation of Mono County citizens

Dear Board (by bcc):

Please see the comment letter below; my apologies it is late, I wasn't sure how to handle as it came directly from Supervisor Gardner. It will be added to the comment packet and Mike will send to Queenie to repost.

Thanks,

*Wendy Sugimura*

Community Development Director  
760.924.1814

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**From:** David Strelneck <[strelneck@yahoo.com](mailto:strelneck@yahoo.com)>  
**Sent:** Tuesday, August 4, 2020 11:40 AM  
**To:** Bob Gardner <[bgardner@mono.ca.gov](mailto:bgardner@mono.ca.gov)>  
**Subject:** accurate representation of Mono County citizens

**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 Bob, I hope you are well.

I assume you saw the attached list of community members in the The Sheet or Mammoth Times in July, but wanted to make sure you have a copy in case you didn't, as you represent both these adults and the young people in our towns who will be on this list in the future.

Fyi this ad was prompted at this time by the derogatory (and pretty ignorant) comments about Lee Vining students by the Tioga Inn proprietor at the Board of Supervisors meeting. People on this list did not appreciate being characterized by him as socially inept or likely to fail. More importantly, this is not the ethic nor attitude we want to see business owners broadcast about local children.

Of note, he doesn't seem to recognize what these Lee Vining school students have done in the meantime, but we want to make sure you do: they (we) have become medical doctors, nurses, sheriffs, lawyers, great moms and dads, owners and managers numerous small businesses in the area, Alpine Director of the United States ski team, graduates from Cerro Coso and Stanford and Harvard and other universities, managers of Mammoth Lakes town departments, etc. If it is ever useful, I'm sure most or all would testify on behalf of their Lee Vining education and Mono County upbringing, and I'd be happy to contact any or all of them if you think that would be helpful at any point.

Thank you for representing these people and values, with best regards,



## Michael Draper

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**From:** Steve Szemenyei <sszemenyei@cox.net>  
**Sent:** Wednesday, August 5, 2020 12:43 PM  
**To:** CDD Comments; bartshe@monolake.org

**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 husband and I have been taking 3 generations camping in the Sierras starting in the 1970s. My very favorite site is Saddlebag Lake area up into the Conness Lakes. We live in San Juan Capistrano and have had to fight back incredible developer pressure to carpet every bit of open land around (and over if they could) a California historical Mission. One managed, after a fight, to put a 60,000 square ft. mall on the oldest street in California---Los Rios St.. Needless to say I am sick of the developer greed and their disregard for where they want to plunk their build and make money at someone else's loss. I'm against any more development in our beloved Sierra Mountains---it's enough already!!!!!! Los Angeles water disaster should never have been allowed also. I hope the council makes the right decision to spare the beauty of the place of anymore commercial development!!

Barbara Szemenyei

## Michael Draper

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**From:** Queenie Barnard  
**Sent:** Wednesday, August 5, 2020 9:34 AM  
**To:** CDD Comments  
**Cc:** Scheereen Dedman  
**Subject:** FW: Letter regarding the Tioga Inn Project

Good morning,

Please see below for a letter regarding the Tioga Inn Project. Thank you!

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Queenie Barnard  
Senior Deputy Clerk – Elections Assistant  
P.O. Box 237  
Bridgeport, CA 93517  
(760) 932-5534 (office)  
(760) 932-5531 (fax)  
[qbarnard@mono.ca.gov](mailto:qbarnard@mono.ca.gov)



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**From:** Sherryl Taylor <[sherrylmtaylor@gmail.com](mailto:sherrylmtaylor@gmail.com)>  
**Sent:** Tuesday, August 4, 2020 8:26 PM  
**To:** BOS <[BOS@mono.ca.gov](mailto:BOS@mono.ca.gov)>  
**Subject:** Letter regarding the 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.

Dear Mono County Supervisors:

We have voiced our concerns to you previously about how the Tioga Inn Project impacts the scenic and visual resources of the Mono Basin. We know you have protected scenic values in the past by protecting land in Mono County through conservation easements and land management decisions and we are asking you to do this again by denying the Tioga Inn Project.

Thank you for sending the Project back to the Mono County Planning Department and the developer for improvement. The changes to the Project that they suggest, however, fall short. Our concerns and related comments are these:

- What exactly will be constructed on the footprint?

- Will a safe path from the Project to the town of Lee Vining ever be built?
- Will the vegetation screening really do the job?  
Several years ago, when the propane supplier for Town of Mammoth Lakes sought approval to install 2 large storage tanks in the meadow off Sherwin Creek Road, they committed to screen the tanks with trees and other vegetation planted on a berm they would create. The berm was created but vegetation planted is small, much has died, and as an end result there is no vegetation screening the huge tanks. How can we be sure the vegetation screening being suggested for the Tioga Pass project will have a long-term mitigation effect?
- Our comments, as well as those of many other kayakers and photographers, have expressed a concern for the impact the Tioga Inn Project would have on the night skies.  
The Project's adverse impact on Mono Basin's scenic and visual resources and its adverse impact of light and glare remain significant and unavoidable.

If you vote to approve this Project, you, as our Supervisors, will acknowledge that you are satisfied with the resolution of all of these matters. We urge you to consider our thoughts as you make this important decision. Please vote to deny the Project.

Thank very much you for your time.

Sincerely,  
Sherryl Taylor  
Tony Taylor  
340 Fir Street  
Mammoth Lakes

## Michael Draper

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**From:** Arlene <acvanraeynest@gmail.com>  
**Sent:** Wednesday, August 5, 2020 4:26 PM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** #7 hybrid plan

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 don't accept the revised plan. It does not appear to be an improvement over the old plan.

Thank you,  
Arlene C Van Craeynest

Sent from my iPad

## Michael Draper

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**From:** V Brothers <vabros1011@gmail.com>  
**Sent:** Wednesday, August 5, 2020 10:49 AM  
**To:** CDD Comments  
**Subject:** The Revised Tioga Inn Housing Plans Need Further Revisions or Rejection

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 Commissioners:

As a photographer and frequent visitor to the Mono Basin, I attended, via Zoom, the Mono County Board of Supervisors meeting on June 30th. The supervisors expressed a desire in “getting this right” at that meeting because this project will have major impacts forever on the community of Lee Vining and visitors to Mono Lake, the Mono Basin and Yosemite. The new Alternative 7 Hybrid plan does NOT “get it right” for the following reasons:

(1) The addition of Jeffrey Pines, Quaking Aspens and other plantings to screen the new reduced-height, one-story buildings is a step in the right direction. But trees take time to grow and aspens are without their leaves at least 6-7 months a year. How long would it take before adequate screening was provided? The new proposal states that the visual impact of this new alternative would not be significant. Since the information that was previously presented on the visibility of Alternative 6 structures is now reported to be incorrect, shouldn't an Independent source verify that the data presented for Alternative 7 is correct? The conclusions section of the proposal states that the impact of Alternative 7 on light and glare would remain significant and adverse. Why can't this adequately be dealt with, at least during the daytime?

(2) An important feature of the Mono County General Plan is safe pedestrian access. The current proposal does not provide a safe pedestrian route from the Tioga Inn development site to Lee Vining and a shuttle that would only run a few times a day would not be helpful. These deficiencies would lead to more short distance driving trips between the site and Lee Vining.

(3) Mitigation Measure SFTY 5-7 (e-3) does not go far enough. Although it may not be a legal requirement for fire safety that there be more than one egress route or that there be one route that could be used for exiting the property while the fire department used another route to enter the property, the proposal should not be approved until at least the Gibbs Siphon easement from SCE to Highway 120 has been obtained. One only needs to look at California wildfire history to see that it is unconscionable to only have one ingress/egress route. Not only shouldn't building permits be issued before the easement is obtained, the project shouldn't be approved before the easement is obtained. Furthermore, since discussions with the Caltrans District 9 Director on July 8 and 10, 2020 indicated that an emergency access from the Tioga site onto US 395 might be feasible, these discussions should continue. The LVFPD should require an emergency access road onto 395 in order to issue the will-serve letter.

The current project does not satisfactorily meet the “Overriding Considerations” criteria and at least needs further modifications if not outright denial based on: (1) the projects impacts on scenic and visual resources and light and glare; (2) the exposure of pedestrians and cyclists to unsafe travel conditions between the project site and Lee Vining, (3) the burdens placed on the Lee Vining Fire Department, Schools and community, and (4) the currently inadequate fire safety evacuation at the project site.

Virginia Brothers  
Sent from my iPad

## Michael Draper

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**From:** Howard Whitaker <hjameswhitaker@att.net>  
**Sent:** Wednesday, August 5, 2020 9:30 AM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** 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.

I do not regard the Alternative #7-Hybrid Plan as a fully formed project. The Board of Supervisors did not get the important improvements they asked for at the June hearing and now have to consider the flawed project in front of them once again. The original five, significant adverse impacts still remain with the project, and the changes to the plan have not produced a project that respects the local community and the scenic Mono Basin.

I ask the Board to vote no on the final proposal.

Howard Whitaker, 2041 Campton Circle, Gold River, CA 95670-8301

## Michael Draper

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**From:** Stephen Whitaker <whitaker@mcn.org>  
**Sent:** Wednesday, August 5, 2020 12:06 PM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Mono Lake - Save It

**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.

It was December, 1938 and I was 6 years old. We were on our way to Death Valley via the Sierra Club Lodge at Norden. It was a cold winter morning as we moved south on Highway 395. Mono Lake unfolded before us as we continued on to Death Valley. More than eighty years later, the image is as clear as if I had seen it yesterday. Since 1938, California has exploded in every direction. Please, please, please, save this small part for generations to come. Please, please, please.

Stephen Whitaker  
PO Box 128  
Manchester, CA 95459

## Michael Draper

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**From:** Michael Woodard <woody7@fastmail.fm>  
**Sent:** Wednesday, August 5, 2020 1:01 PM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** 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.

Dear Board of Supervisors,

Thank you for the opportunity to voice our concerns regarding the Tioga Inn Project. While the needs of additional lodging for the Lee Vining area are understood, there are many concerns associated with such an extensive project that must be fully addressed prior to the project's approval.

After a lengthy hearing in June, the Board gave the developer and staff direction to bring back significant design improvements to address visual impacts, fire concerns, and to add a safe pedestrian route between Lee Vining and the project site.

While some improvements addressing visual impacts have been made, the matters of pedestrian safety and fire protection remain unanswered for the most part. The Board of Supervisors was correct in June when they sent the developer and staff back to the drawing board to properly address these important items. These items have not been properly addressed in the "Alternative #7-Hybrid Plan" and the Board should once again reject this proposal.

As visitors to the Mono Basin numerous times each year, we do not understand how this project could be approved at this time without the necessary safety measures in place to protect both the local citizens and visitors alike. The following must be fully addressed before this project can be approved to move forward.

1. A safe pedestrian corridor for hotel patrons, visitors and local citizens must be in place to prevent injuries, fatalities or liability claims. This project cannot exist as an island without a safe connection to the town for locals, families, and visitors.
2. A safety evacuation route from the project to Highway 395 must be in place for everyone's safety. This is California and wild fires can occur at any time. This project cannot be left without an alternate evacuation route to Highway 395 in place. This recommendation is on the record and would ensure liability if there were to be any loss as a result of this exclusion to the project.
3. The impacts to the Lee Vining Volunteer Fire Department must also be addressed. This project is the equivalent of another town site. The project needs to fully address the substantive support for real economic and capacity challenges faced by a volunteer fire department already working at maximum capacity to serve the community and enormous influx of visitors.
4. Further visual analysis for the Hybrid Plan needs to be completed. Since the project concedes that impacts to views due to light and glare during the day and night will remain, additional improvements must be made. Visitors and local citizens do not wish to view an enormous structure that is man-

made. The draw of the Mono Scenic Basin is its natural beauty and sights and this integrity must remain for now and the future.

Thank you for your consideration,  
Mike and Joanne Woodard  
Torrance, CA

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Michael Woodard  
[woody7@fastmail.fm](mailto:woody7@fastmail.fm)

## Michael Draper

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**From:** Andy Rodriguez & Terri Works <terriworks@me.com>  
**Sent:** Wednesday, August 5, 2020 12:15 PM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** Tioga Inn

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.

This project simply must include a safe pedestrian route from the project to Lee Vining. As we face the inevitable effects of climate change, safe pedestrian and bicycle routes should become an absolute requirement for any new project anywhere. Please vote no on the project until the residents of Tioga Inn are able to walk into Lee Vining safely. Thank you.  
Theresa Works

## Michael Draper

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**From:** zuckermanbeth@gmail.com on behalf of Elizabeth Zuckerman <cust65@gmail.com>  
**Sent:** Wednesday, August 5, 2020 12:44 PM  
**To:** CDD Comments; bartshe@monolake.org  
**Subject:** 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.

I am pleased to see some improvements in the visual impacts in the current plan, but they still fall short of what night photographers would hope for at Mono Lake. I would ask you to continue asking the developer for further concessions.

Thank you,  
Elizabeth Zuckerman