

Tioga Inn Specific Plan Amendment #3

Summary of Policy Points and Issues Resolved at the 6 August 2020 Board Meeting

1. **Mitigation Measure – Do not feed the wildlife signage:** No suggested changes.

Mitigation Measure BIO 5.3(a-6) (Signage): Signage stating “Do Not Feed the Wildlife” shall be posted on the road leading into the housing complex, at the entry to Vista Point Drive, and at the access points from Vista Point Drive into the gas station, the hotel, and the full-service restaurant.

2. **Mitigation Measure – Sierra Nevada red fox survey:** No suggested changes.

Mitigation Measure BIO 5.3(a-4) (Badger and Fox Survey): A pre-disturbance denning badger and denning fox survey shall be scheduled within three days prior to the start of vegetation and ground-disturbing project activities. The survey will be performed by a qualified biologist. The survey will include the entire area where disturbance will occur, as well as buffers of 500 feet in all directions. Survey results will be reported to CDFW-Bishop, Mono County, and to the construction foreperson within 24 hours of survey completion, in order to formulate avoidance measures. Unless modified in consultation with CDFW, active badger or fox dens will be buffered by a minimum distance of 500 feet, until the biologist finds that den occupation has ended. In the unlikely event that an active fox den that could be occupied by Sierra Nevada red fox is found, ground-disturbing work at the project will be halted pending consultation with CDFW regarding buffering and avoidance.

3. **Mitigation Measure – Outdoor lighting plan:** Include a cross-reference to screening trees in the landscaping plan to reduce lighting impacts; no other changes directed.

Mitigation Measure AES 5.12(c) (Outdoor Lighting Plan): An outdoor lighting plan must be submitted with the building permit application and approved by the Community Development Department before the building permit can be issued. The plan shall comply with Chapter 23 of the Mono County General Plan and provide detailed information including but not limited to:

(a) manufacturer-provided information showing fixture diagrams and light output levels. Mono County has indicated that the fixture type exceptions listed under Chapter 23.050.E (1, 2 and 3) will be prohibited in this project, and that only full cutoff luminaires with light source downcast and fully shielded, with no light emitted above the horizontal plane, are permitted. Furthermore, although lighting is not required for parking areas, roads and pedestrian walkways, Mono County will permit safety lighting to be provided in the parking areas, roads and pedestrian walkways provided that such lighting must meet all other applicable requirements of this Outdoor Lighting Plan (i.e., shielded, down-directed, etc.) and may not exceed 10,000 lumens per acre maximum.¹ Kelvin color temperature should be approximately 2300K, and temperatures over 3000K are prohibited. Safety lighting shall be permitted only during the hours between 30-minutes following sunset, and 30 minutes prior to sunrise;

(b) pedestrian lighting is not required but, if provided, is limited to low-level bollard lights to limit light impacts. Kelvin color temperatures over 3000K are prohibited. Bollards shall be spaced **a minimum of 10 to 15 feet apart² on pedestrian pathways unless alternate spacing is required by public health and safety needs.** The height of bollard lighting shall not exceed 3.5 feet above grade and light sources shall be fully shielded and not exceed 125 bollards at 1,000 lumens³;

(c) accent lighting shall be limited to residential lighting required by the building code for safety, and any up-lighting shall be prohibited;

¹ Guidelines for Good Exterior Lighting Plans, the Dark Sky Society (<http://www.darksksociety.org/>), 2009: <http://www.darksksociety.org/handouts/LightingPlanGuidelines.pdf>.

² Access Fixtures, *Bollard Light Spacing*, 2020: https://www.accessfixtures.com/bollard_light_spacing/

³ Yosemite National Park Lighting Guidelines, May 2011: <https://www.nps.gov/yose/learn/nature/upload/Lighting-Guidlines-05062011.pdf>

- (d) the proposed location, mounting height, and aiming point of all outdoor lighting fixtures; and
- (e) drawings for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the illuminance level of the elevations, and the aiming point for any remote light fixture.
- (f) The Landscape Concept Plan outlined in MM AES 5.12(a,b-2) shall be applied to place trees and landscaping to reduce direct light glare seen from offsite, subject to the five-year monitoring plan and tree replacement as needed.

Chapter 23 gives the CDD discretion to require additional information following the initial Outdoor Lighting Plan review. Additional information requirements may include, but not limited to:

- (a) A written narrative to demonstrate lighting objectives,
- (b) Photometric data,
- (c) A Color Rendering Index (CRI) of all lamps and other descriptive information about proposed lighting fixtures,
- (d) A computer-generated photometric grid showing footcandle readings every 10 feet within the property or site, and 10 feet beyond the property lines, and/or
- (e) Landscaping information to describe potential screening.

In addition to the above, the project shall include landscaping to shield offsite views of lighting. Further, the project shall be prohibited from allowing accent uplighting of architectural or landscape features, seasonal lighting displays (including use of multiple low-wattage bulbs) except that seasonal lighting shall be permitted on the north, south and west facing building sides that are not visible to the public viewshed.

4. **Modification to the Open-Space Support designation to allow the secondary emergency access road:** No suggested changes.

Add to the Specific Plan Open Space-Support designation: The Open Space-Support designation shall also permit maintenance of a permanent secondary emergency access road, to be located in the southwest quadrant of the Tioga site.

5. **Move hydrology mitigation measure to Specific Plan** and make technical edit: No suggested changes.

Move mitigation measure to the Specific Plan as new Implementation Measure 2a(5): The applicant shall provide Mono County Public Health Department with monthly measurements and recordings of static water levels, ~~airlift~~-pumping water levels, pumping rates and pumped volumes for the onsite wells. The monthly measurements shall be provided to the County for at least the first year to establish a baseline; monitoring shall continue on at least a quarterly basis thereafter and results provided to Mono County Public Health.

6. **Prioritize onsite employees:** Revised to add “onsite” in reference to the housing units and clarify the prioritization applies to vacant units.

Add to the Specific Plan Implementation Measure 1f(9): Onsite eEmployees shall have first priority for vacant housing units, and rental practices shall comply with the California Fair Employment and Housing Act (FEHA) and the federal Fair Housing Act (FHA). In the event of a conflict with FEHA/FHA or a future grant award for project implementation, the grant requirements and FEHA/FHA shall take precedence.

7. **Shuttle service flexibility:** Added additional operating timeframes based on an annual survey.

Revise Mitigation Measure SVCS 5.8(a-2) (Shuttle Service): A shuttle service shall be provided between the project site and Lee Vining, beginning when all Phase 1 units of the housing complex have received occupancy permits. The shuttle service will (1) be staffed by qualified drivers, (2) be equipped with ADA-compliant features, (3) follow established routes with regular minimum drop-off and pick-up times

(including a minimum of 3 daily round trips during the operating season), and (4) begin the operating season, at minimum, each year no later than July 4, and end the operating season each year no sooner than Labor Day. The operating season may be expanded for additional periods as needed based on an annual survey of the Lee Vining community and Tioga Housing residents conducted by the property owner. The shuttle service will be free of charge and available for use by hotel guests, residents of the Community Housing Complex, and the public. If a pedestrian/bicycle trail is constructed between Lee Vining and the project site per MM SVCS 5.8(a-4), then shuttle operation frequency and duration may be reduced based on ridership demand subject to approval by the Community Development Director.

8. **Roundabout at SR 120/US 395 junction:** Received information, no further action.
9. **Protections for stockpiled soils:** Received information about best management practices required through the grading permit, no further action.
10. **Revised visual analysis for Alternative #6:** Received information, no further action.
11. **Automatic External Defibrillators (AEDs):** Added Specific Plan Implementation Measure 1f(10): Automated External Defibrillator (AED) units shall be provided on the community housing site in compliance with standards established by the American Heart Association, including use of a 3-minute maximum response time to determine the required number of AED units and where the units should be located on the project site.⁴
12. **Evacuation Route to SR 120:** Added the Secondary Fire Access map (https://www.monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/29999/tioga_inn_secondary_fire_120_access.pdf) to the Specific Plan and the requirement to maintain as passable by vehicles year-round to address concerns about winter conditions (e.g., snow fall).

Mitigation Measure SFTY 5.7(e-3) (Emergency Access to SR 120): The Gibbs Siphon Emergency Access Road onto SR 120 will include a 40-foot irrevocable easement from SCE to the property owner, ~~and~~ shall be bladed annually to maintain full easement width, and shall be maintained to be passable by vehicles year round, to be recorded prior to issuance of project building permits.

⁴
American Heart Assn. pamphlet, *Implementing an AED Program*, 2/12/2012