

Mono County Community Development

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Date: September 23, 2020
To: The Sheet
From: Michael Draper, Mono County Community Development
Re: Legal Notice for the **September 26** issue
Billing: Melissa Bell, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Board of Supervisors will conduct a Public Hearing on **October 13, 2020**, with remote videoconferencing at <https://zoom.us/join> (Meeting ID: 935 2191 0938), or teleconference at (669) 900-6833 and enter Meeting ID: 935 2191 0938, to consider the following: **2:00 p.m. TIOGA INN SPECIFIC PLAN AMENDMENT AND FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT.** The Tioga Inn Specific Plan is located on four parcels (APN 021-080-014, -025, -026 & -027) at 22, 133, and 254 Vista Point Road and the amendment proposes up to 150 new workforce housing bedrooms in up to 100 new units, a third gas-pump island and overhead canopy, additional parking to accommodate on-site guest vehicles as well as a general-use park-and-ride facility and bus parking for Yosemite transit vehicles, a new package wastewater treatment system tied to a new subsurface drip irrigation system, replacement of the existing water storage tank with a new tank of the same size in the same area, a new 30,000-gallon on-site propane tank (eventually replacing the existing five on-site tanks), modification to the boundaries and acreage of designated open space, and modification of parcel boundaries. The public hearing is intended to solicit public comment on modified project information, specifically, a one-story site plan, now referred to as the current preferred project, Alternative 7 - Hybrid Site Plan, which consists of project elements previously analyzed as Alternatives 6 and the Cluster Alternative. Alternative 7 contains additional information regarding visual impacts of the project from the Navy Beach and South Tufa areas at Mono Lake and corresponding mitigation of those impacts; modified plans showing phasing of all proposed 100 community housing units with the layout of Phase 1; a detailed Landscape Plan; and clarification of proposed grading and required infrastructure for each phase of project development. You may wish to limit testimony to comments that have not previously been stated; previous comments submitted remain a part of the record for consideration. A Subsequent Environmental Impact Report to the 1993 Environmental Impact Report for the Tioga Inn Specific Plan is proposed for the project. On April 16, 2020, the Mono County Planning Commission approved Resolution 20-01 recommending approval of the mixed one- and two- story concept that was the preferred project at the time to the Board of Supervisors with modifications including prohibition of accent uplighting, the addition of a phasing plan, the addition of a shuttle service between the project site and town, signage to not feed wildlife, and addition of a survey for active fox dens. Project documents are available at <https://monocounty.ca.gov/planning/page/tioga-inn-specific-plan-seir> or by calling 760-924-1800. Hard copies of documents are available for the cost of reproduction. INTERESTED PERSONS may provide comments to the Board of Supervisors by emailing cddcomments@mono.ca.gov or by mail to: Community Development Department, Attn: Michael Draper, PO Box 347, Mammoth Lakes, CA 93546. **Written comments must be received by 2:00 p.m. on October 13.** Written comments will not be read into the record but will be transmitted to the Board prior to deliberation. Please note that if you challenge the Board's decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in testimony delivered to the Community Development Department at, or prior to, the public hearing, including at a previous public hearing.