

Modifications Section One of R20-01

SECTION ONE: Having reviewed and considered the analysis in the staff report and testimony provided in the public hearing, the Planning Commission finds that the following modifications are hereby incorporated into the Tioga Inn Specific Plan Amendment #3 and FSEIR. The Tioga Inn Specific Plan Amendment #3 and the FSEIR are included as **Exhibit B** and incorporated herein by this reference:

- A. With regard to the Outdoor Lighting Plan required by Mitigation Monitoring and Reporting Plan measure AES 5.12 (c-2), the following language shall be included: ... In addition to the above, the project shall include landscaping to shield offsite views of lighting and shall prohibit accent uplighting of architectural or landscape features and seasonal lighting displays...
- ~~B. With regard to grading permits the following language shall be included in the Specific Plan: When a grading permit for the housing phase of the project is submitted, all necessary underground utilities and infrastructure improvements for the housing project shall be included and completed as a component of the grading permit.~~

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B. NEW MITIGATION MEASURE 5.6(a-1) (Phasing): Construction of the Community Housing Units shall conform to the following phasing milestones:

PHASE	# OF UNITS	SCHEDULE
1	30	The 30 units and child care facility in Phase I would be built following completion of grading for the housing project as a whole (including phases 1, 2 and 3). The goal is to have the 30 phase 1 units available for use by construction workers during the hotel and restaurant construction process. Infrastructure for all three phases is to be completed in phase 1.
2	40	Construction of the 40 Phase 2 units would begin at the time that the hotel building permit application is deemed complete by the Mono County Community Development Department. The goal is to have all 70 of the phase 1 & 2 units available when hiring begins for previously-approved commercial job positions.
3	30	Construction of the 30 Phase 3 units would begin when the phase 1 and phase 2 units reach a combined 80% occupancy rate (i.e., when 56 of the Phase 1 and 2 units are rented). All Phase 3 units will be in the westernmost row of units.

C. NEW MITIGATION SVCS 5.8(a-2) (Shuttle Service): A shuttle service shall be provided between the project site and Lee Vining, beginning when the Tioga Inn hotel receives an occupancy permit. The shuttle service will be staffed by qualified drivers, will be equipped with ADA-compliant features, and will follow established routes with regular minimum drop-off and pick-up times. The shuttle service will be available for use by hotel guests and residents of the Community Housing Complex.

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- D. NEW MITIGATION MEASURE BIO 5.3(a-6) (Signage):** Signage stating “Do Not Feed the Wildlife” shall be posted ~~on the exterior of each housing structure, the Day Care Center, and the Manager’s Unit, and shall also be posted on the road leading into the housing complex, and in each of the 3 residential parking lots.~~ Additionally the sign shall be posted at the entry to Vista Point Drive, and at the access points from Vista Point Drive into the gas station, the hotel, and at the access road leading to the full-service restaurant.
- E. AMENDED 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 ~~±00~~ **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.**