



AGENDA

BOARD OF SUPERVISORS, COUNTY OF MONO STATE OF CALIFORNIA

MEETING LOCATION Mammoth Lakes Suite Z, 437 Old Mammoth Rd, Suite Z, Mammoth Lakes, CA 93546

**Special Meeting
June 29, 2020**

TELECONFERENCE INFORMATION

As authorized by Governor Newsom's Executive Order, N-29-20, dated March 17, 2020, the meeting will be held via teleconferencing with members of the Board attending from separate remote locations. This altered format is in observance of recommendations by local officials that precautions be taken, including social distancing, to address the threat of COVID-19.

Important Notice to the Public Regarding COVID-19

Based on guidance from the California Department of Public Health and the California Governor's Officer, in order to minimize the spread of the COVID-19 virus, please note the following:

1) There is only one physical location of the meeting open to the public:

Minaret Mall, Suite Z (upstairs from the Vons Pharmacy), 437 Old Mammoth Rd, Mammoth Lakes, CA 93546

Sign up in order to reserve a seat for one of the scheduled time slots at

[https://forms.office.com/Pages/ResponsePage.aspx?](https://forms.office.com/Pages/ResponsePage.aspx?id=z2nj1RgkTEdLN19wUg9ypmDc28IUpBlrEuewG045UM1FZT1owSOQ1Tk9FUjhUNk1OMEJDVVY2WC4u)

[id=z2nj1RgkTEdLN19wUg9ypmDc28IUpBlrEuewG045UM1FZT1owSOQ1Tk9FUjhUNk1OMEJDVVY2WC4u](https://forms.office.com/Pages/ResponsePage.aspx?id=z2nj1RgkTEdLN19wUg9ypmDc28IUpBlrEuewG045UM1FZT1owSOQ1Tk9FUjhUNk1OMEJDVVY2WC4u)

If you do not sign up to attend the meeting, you will be seated on a first-come first-serve basis, and may need to wait until a later time slot in order to be accommodated due to social distancing requirements.

Commenters will be assigned a time to enter the Board Chambers in order to limit the number of attendees in the Board Chambers at one time, to comply with physical-distancing capacity of the room. Check-in will be available up to 15 minutes before the available time slots. **Attendees must leave the Board Chambers once their time slots have expired.**

Registration will require a COVID-19 self-assessment form. **Masks are required.**

2) You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

To join the meeting by computer:

Visit <https://monocounty.zoom.us/j/98478333904>

Or visit <https://www.zoom.us/> click on "Join A Meeting" and use the Zoom Meeting ID 984 7833 3904.

To provide public comment (at appropriate times) during the meeting, press the "Raise Hand" button on your screen.

To join the meeting by telephone:

Dial (669) 900-6833, then enter Webinar ID 984 7833 3904.

To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand.

There is no chat / Q&A option for this webinar. See below if you wish to provide written comment.

3) If you wish to view the live stream of the meeting, it can be seen by visiting

http://monocounty.granicus.com/MediaPlayer.php?publish_id=e3a3324c-7baa-4eba-9438-8f9c424952c7

4) Comment Procedures

- Time limits: Comments are limited to two minutes to provide sufficient time to hear everyone who wishes to speak. In order to keep comments to the aforementioned time frame, instead of restating points that have already been made by previous speakers, state your agreement with previous speakers.
- No repeat comments: One verbal comment per person. Written comments submitted prior to the meeting or comments made at the previous Planning Commission meeting are not considered repeat comments.
- Written comments: For inclusion in the record, written comments by drop-off, postal mail or email to cddcomments@mono.ca.gov must be received by 9:00 AM on June 29. Written comments will not be read into the record, but will be transmitted to the decision makers prior to deliberation.

5) Meeting Decorum and Ground Rules

- Verbal comments must be respectful and appropriate.
- Participants shall remain muted until asked to speak by the meeting moderator.
- The connection will be terminated immediately with no warning for egregiously disrespectful behavior.
- Other disruptive behavior will receive one warning before the connection is terminated.

6) Technical Support:

For technical support during the meeting, email cddcomments@mono.ca.gov or call 760-924-1800.

NOTE: In compliance with the Americans with Disabilities Act if you need special assistance to participate in this meeting, please contact Shannon Kendall, Clerk of the Board, at (760) 932-5533. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130).

ON THE WEB You can view the upcoming agenda at <http://monocounty.ca.gov>. If you would like to receive an automatic copy of this agenda by email, please subscribe to the Board of Supervisors Agendas on our website at <http://monocounty.ca.gov/bos>.

9:00 AM Call meeting to Order

Pledge of Allegiance

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

Please refer to the Teleconference Information section to determine how to make public comment for this meeting.

2. **AGENDA ITEMS**

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

Departments: Community Development Department

8+ hours

(Gerry LeFrancois, Sandra Bauer, Wendy Sugimura) - Consider the Tioga Inn Specific Plan Amendment and Final Subsequent Environmental Impact Report to amend the 1993 Tioga Inn Specific Plan located at 22, 133, and 254 Vista Point Road and consisting of four parcels (APN 021-080-014, -025, -026 & -027). The entitlements approved in 1993 remain intact and approved regardless of the outcome of the currently proposed project. The current Specific Plan Amendment proposes up to 150 new workforce housing bedrooms in up to 100 new units, a third gas-pump island and overhead canopy, additional parking to accommodate on-site guest vehicles as well as a general-use park-and-ride facility and bus

parking for Yosemite transit vehicles, a new package wastewater treatment system tied to a new subsurface drip irrigation system, replacement of the existing water storage tank with a new tank of the same size in the same area, a new 30,000-gallon on-site propane tank (eventually replacing the existing five on-site tanks), modification to the boundaries and acreage of designated open space, and modification of parcel boundaries.

Recommended Action:

Applicable to all Options:

1. Receive staff report and presentation, hold public hearing and receive public testimony on the Tioga Inn Specific Plan Amendment #3 (Project) and Final Subsequent Environmental Impact Report (SEIR) (Attachment 1).
2. Find that the Tioga Inn Specific Plan Amendment #3 is not subject to the Housing Accountability Act because it consists of/requires a Specific Plan amendment and is inconsistent with applicable, objective general plan, zoning and subdivision standards that were in effect at the time the application was deemed complete, including density, location of structures and allowed uses. Additionally, find that the submitted application was deemed complete on July 28, 2016 (Attachment 2), prior to the enactment of SB 167 in 2017.

Option 1: Approve the Project

Make the findings set forth below and adopt proposed Resolution: 1) certifying the Final Subsequent Environmental Impact Report, making required findings and adopting a Statement of Overriding Considerations; 2) adopting the Mitigation Monitoring and Reporting Program (MMRP); and 3) approving Alternative #6 of the Tioga Inn Specific Plan Amendment #3.

Findings:

A. The Mono County Board of Supervisors finds that the Tioga Community Housing Project FSEIR has been prepared for the Tioga Inn Specific Plan Amendment #3 in compliance with CEQA and that the FSEIR reflects the County's independent judgment and analysis. The Board of Supervisors further finds that the FSEIR has been presented to, and reviewed by, both the Board and Planning Commission and is adequate and complete for consideration of a decision on the merits of Tioga Inn Specific Plan Amendment #3, and for making the findings for a Statement of Overriding Considerations as set forth in Exhibit A of the proposed Resolution.

B. Having reviewed and considered all information and evidence presented to it including public testimony, written comments, the FSEIR, staff reports, and presentations, the Mono County Board of Supervisors finds, as set forth in Section Three of the proposed Resolution that:

1. The proposed changes to the Tioga Inn Specific Plan are consistent with the text and maps of the General Plan,
2. The proposed changes to the Tioga Inn Specific Plan are consistent with the goals and policies contained within any applicable area plan,
3. The site of proposed change in the specific plan is suitable for any of the land uses permitted within the proposed specific plan,
4. The proposed changes to the Tioga Inn Specific Plan are reasonable and beneficial at this time, and
5. The proposed changes to the Tioga Inn Specific Plan will not have

a substantial adverse effect on surrounding properties.

Option 2: Do not Approve the Project

If the Board of Supervisors determines that one or more of the unavoidable adverse environmental effects identified in the EIR are not outweighed by specific economic, legal, social, technological, or other benefits of the Project, then it would not adopt a Statement of Overriding Considerations for the Project and would not adopt the proposed Resolution. Instead, the Board should specify which (or all) unavoidable adverse effects it finds to be unacceptable (i.e., not outweighed by the Project's benefits) and articulate its reasoning.

If the Board is additionally unable to make one of the findings listed in subsection B above, then it must articulate which (or all) of those finding(s) cannot be made and explain its reasoning. (If the Board determines to make this finding, staff may ask for a short recess to develop appropriate language.)

Option 3: Approve the Project with Modifications

If the Board identifies feasible mitigation measures, or alternative(s) to the Project or any of its components, that will mitigate one or more of the Project's significant adverse environmental effects, then it must make the following findings and may then make required findings, certify the FSEIR and adopt the Statement of Overriding Considerations and MMRP, as modified, and approve Alternative #6 of the Project with modifications, or another Alternative as presented or with modifications :

- A. The mitigation measure/project alternative will mitigate one or more significant impacts of the Project (specify impact(s) mitigated and how mitigated, based on information in the record);
- B. If the mitigation measure/project alternative involves a reduction in housing density, there is no other feasible specific mitigation measure or project alternative available that will provide a comparable level of mitigation; and
- C. Make all findings listed under Option 1, with necessary revisions to reflect changes to the Project to be listed in Section Two of the proposed Resolution.

(If the Board determines to modify the Project, Staff may ask for a short recess or continuance to develop appropriate language).

Fiscal Impact: Property tax, sales tax, and gas tax revenue to the County will increase if the project is approved and constructed.

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