

**NOTICE OF PREPARATION
OF A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
AND SPECIFIC PLAN FOR THE TIOGA INN PROJECT**



LEAD AGENCY: Mono County Community Development Department
ADDRESS: Post Office Box 347 ♦ Mammoth Lakes, California 93546
COUNTY CONTACT: Gerry LeFrancois 760.924.1810

NOP ISSUED: 21 OCTOBER 2016
NOP COMMENTS DUE BY: 21 NOVEMBER 2016
SCOPING MEETING: 27 OCTOBER 2016 ♦ 4:30-6:30 pm ♦ Lee Vining Community Center

A. PURPOSE OF NOTICE

As Lead Agency, the Mono County Community Development Department ("the County") is planning to prepare a Subsequent Environmental Impact Report (SEIR) and Specific Plan for the Tioga Inn development. CEQA §15162 requires preparation of a Subsequent Environmental Impact Report (SEIR) when warranted by changed project circumstances, the availability of new information, potential for new environmental effects, and potential for new mitigation measures and/or project alternatives to reduce significant effects.

Mono County has prepared this Notice of Preparation (NOP) to invite your comments on the scope and content of environmental information in the forthcoming SEIR.

→ In particular, the County is requesting your input regarding:

- **Permits and Approvals:** Applicable permits and approvals that may be required from your agency and environmental review requirements associated with those approvals (please see NOP);
- **Significant Issues & Thresholds of Significance:** Potentially significant effects to be examined and Significance Thresholds that should be used;
- **Alternatives & Cumulative Projects:** Alternatives to the proposed project that merit evaluation in the forthcoming SEIR (please see discussion in NOP);
- **Related Projects:** Related projects or actions that should be considered in assessing cumulative effects;
- **Reference Materials:** Reference materials to review in setting forth baseline conditions, evaluating impacts, and mitigations.

B. PUBLIC ACCESS & PARTICIPATION

To optimize public access, the County will post project documents on the County website for review and downloading. SEIR copies will be provided at Lee Vining

Public Library and county offices in Mammoth Lakes and Bridgeport. Hard-bound copies can also be obtained for a nominal charge to cover reproduction costs. Agency and public comments and questions are welcomed throughout the review process.

C. OCTOBER 27 SCOPING MEETING

A scoping meeting will be held on 27 October 2016 from 4:30- 6:30 pm at the Lee Vining Community Center located at 296 Mattly Avenue in the community of Lee Vining. Following a brief presentation about the project and CEQA process, participants will be invited to comment on the proposed scope and focus of the forthcoming SEIR.

D. PROJECT INFORMATION

The applicants, Dennis and Jane Domaille, are proposing to construct the Tioga Inn and associated project features on the site of the existing Tioga Gas Mart and Whoa Nellie Deli, located at 22 Vista Point Drive in the unincorporated community of Lee Vining.

The project area encompasses 4 parcels totaling 67.8 acres of land within an overall ownership area of roughly 74 acres (including an outparcel with an existing road that connects Parcel 1 to the existing workforce housing on Parcel 4). State Route 120 (SR 120) provides access to the project site and also provides the only eastern access into Yosemite National Park. Located about one-half mile south of the main US 395 corridor through Lee Vining, the property is surrounded on the north, east and west by land owned by the Los Angeles Department of Water and Power (LADWP); adjoining acreage to the west is owned by Southern California Edison (SCE). The LADWP and SCE parcels are largely undeveloped but include a smattering of industrial uses, roads and utility improvements.

The project encompasses multiple elements, many of which were analyzed in the 1993 environmental and planning documents. The original concept was to provide

a full range of services and facilities for tourists (to Yosemite National Park, the Mono National Scenic Recreation Area, and the eastern Sierra Nevada generally), as well as meeting facilities, jobs and employee housing opportunities for area residents.

The current proposal embodies goals and concepts developed in 1993, with added refinements. Thus, the current proposal proposes up to 80 new workforce housing units, adds 100 seats to the full-service restaurant, adds a third story to the hotel to reduce its footprint while retaining the full 120 guest rooms, and adds a third gas pump island and overhead canopy. The proposal includes substantial additional parking to accommodate onsite guests (deli, hotel, restaurant and events) as well as a park-and-ride facility for Lee Vining residents and bus parking for Yosemite transit vehicles. The existing onsite septic system would be replaced by an onsite wastewater treatment plant to treat wastes before discharge to a designated leach field.

E. PROJECT LOCATION

The project is located at 22 Vista Point Road, close to the intersection of SR 120 and US395, and about one-half mile south of Lee Vining. The property is the location of the well-known Mobile Mart and Whoa Nellie Deli, established by Dennis and Jane Domaille in 1996. The proposed project retains all existing structures and services on the site, with the addition of the new elements described

herein. Exhibit 1 depicts the regional and local project vicinity, and Exhibit 2 shows the proposed layout of uses in the project site.

F. NOP RESPONSE PROCEDURE

Please include the name and telephone number of a contact person so that we can follow up if questions arise, and send your NOP by e-mail, fax or mail to:

Mono County c/o Gerry LeFrancois
Bauer Planning & Environmental Svcs., Inc.
P.O. Box 347 ♦ Mammoth Lakes, California 93546
Tel: 760.924.1810 ♦ Fax: 760.924.1801
e-Mail: glefrancois@mono.ca.gov

Due to time limits mandated by state law, **your response to this NOP must be sent at the earliest possible date and no later than 21 NOVEMBER 2016.** The schedule calls for the draft SEIR to be distributed for public review during late summer or autumn of 2017. If you have any questions, please feel free to contact Mr. LeFrancois (760.924.1810), or the county’s CEQA consultant (Sandra Bauer, Bauer Planning & Environmental Services, Inc., 714.397.3301).

G. NOP CONTENTS

This NOP contains ten sections addressing the proposed project and forthcoming SEIR. Table 1 below outlines the NOP contents and sections.

**Table 1
NOTICE OF PREPARATION CONTENTS**

- | | |
|------------------------|-------------------------------------|
| A. NOP Purpose | F. NOP Response Procedure |
| B. Public Access | G. NOP Contents |
| C. Scoping Meeting | H. Responsible Agencies & Approvals |
| D. Project Information | I. Project Alternatives |
| E. Project Location | J. Environmental Effects |

H. DISCRETIONARY ACTIONS, RESPONSIBLE AGENCIES

LEAD AGENCY: Mono County is the designated Lead Agency for the project. In order to implement the project, the County will be required to certify that the Final Subsequent EIR has been prepared in compliance with CEQA, approve the Mitigation Program, adopt findings, approve the Specific Plan, and verify that water supplies are adequate to serve the project.

RESPONSIBLE AGENCIES: In addition to the Lead Agency project approvals described above, the SEIR may be used by other public agencies that will consider separate permits and approvals required before the project can be implemented. Table 2 provides a preliminary outline of discretionary approvals and actions associated with the proposed Tioga Inn project.

**Table 2
LEAD, RESPONSIBLE & TRUSTEE AGENCIES**

LEAD AGENCY: MONO COUNTY

- Certification of the Subsequent EIR
- Adoption of the Mitigation Program
- Review by Mono Co. Health Dept. of report addressing water availability for the project
- Adoption of the Specific Plan
- Approval of Wastewater Treatment

RESPONSIBLE AGENCIES:

Lahontan Regional Water Quality Control Board

- Approval of NPDES General Storm Water Permit
- Review of Stormwater Pollution Prevention Plan
- Approval of a Waste Discharge Permit

Great Basin Air Pollution Control District

- New Secondary Source Permit

TRUSTEE AGENCY: CA Dept. of Fish & Wildlife (CDFW)

- SEIR review & comment on botanical and wildlife trust resources in the project area

DISCRETIONARY ACTIONS: A key step in the initial review is to delineate between actions that were approved in 1993 and remain unchanged, and newly proposed actions that are now subject to discretionary approval. Table 3 is a preliminary outline

of the approved and proposed project elements. Only the newly proposed actions (shown in the right-most column) are subject to discretionary action as part of the current project proposal.

Table 3. EXISTING, APPROVED & PROPOSED LAND USES AND ACREAGES

PARCEL	ACREAGE APPROVED IN 1993	PROPOSED ACREAGE	EXISTING LAND USES	LAND USES APPROVED IN 1993	LAND USES NOW PROPOSED	NEW DISCRETIONARY ACTIONS
1	30.3	26.5	<ul style="list-style-type: none"> ■ Open Space ■ Monument Signs (2) 	<ul style="list-style-type: none"> ■ 120-room 2-story hotel with coffee shop, banquet room & gift shop; ■ Parking spaces for onsite parking needs. 	<ul style="list-style-type: none"> ■ 120-rm 3-story hotel with 200-seat restaurant, fitness center, laundry, car rental, banquet room, gift shop, electric car-charging; ■ Added Parking spaces ■ Wastewater treatment plant 	<ul style="list-style-type: none"> ■ Hotel footprint reduced by 23,189 sf with change to 3-stories; ■ Added Parking for new uses.
2	36.0	32.1	<ul style="list-style-type: none"> ■ Overflow parking ■ Historical Marker ■ 4-unit workforce housing ■ Electric supply shed ■ Water Supply Well ■ SCE powerlines ■ Buried Utility Xing septic tank/leach field 	<ul style="list-style-type: none"> ■ Full-service 100-seat restaurant ■ Restaurant parking spaces ■ Overflow/oversize vehicle parking ■ Maintenance Bldg ■ 30,000-gallon Propane Tank 	<ul style="list-style-type: none"> ■ Full-service 200-seat restaurant ■ Restaurant parking ■ Overflow/oversized vehicle parking ■ 80-unit work-force housing ■ Sewage leach field 	<ul style="list-style-type: none"> ■ 80-bedroom workforce housing structure and access road; ■ Restaurant increased to 200 seats from 100
3	2.4	2.4	<ul style="list-style-type: none"> ■ 2 Gas Pump Islands/canopies ■ Tioga Gas Mart ■ Whoa Nellie Deli 	Reconfiguration of the 2 gas pump islands for added parking	<ul style="list-style-type: none"> ■ 3 Gas pump islands with overhead canopies & lighting 	<ul style="list-style-type: none"> ■ 1 new gas pump island with canopy & lighting
4	5.0	6.8	<ul style="list-style-type: none"> ■ 10 Workforce Housing Units ■ 1 Water Tank ■ 1 Cell Tower 	New water storage tank and location to replace existing tank.	<ul style="list-style-type: none"> ■ Construction of a 2nd water storage tank on site approved in 1993 (instead of replacing existing tank) 	<ul style="list-style-type: none"> ■ 1 new back-up water tank
SR 120 Easement	TBD	TBD	<ul style="list-style-type: none"> * 2-lane access from SR-120 (1 lane each direction, turn lanes) * Park & Ride Area 		<ul style="list-style-type: none"> ■ 2-lane access to Mobile Mart off of SR-120, with turn lanes. 	<ul style="list-style-type: none"> ■ No changes proposed
TOTAL PROPOSED ACRES 67.83 (reduced from 73.7 acres in 1993)						

I. ALTERNATIVES & CUMULATIVE EFFECTS

The purpose of alternatives is to identify feasible ways to avoid or reduce significant impacts identified in the environmental review, while meeting basic project objectives. The range of alternatives will therefore depend on findings in the SEIR, but at a minimum the SEIR will consider the mandatory 'No Project' alternative. Cumulative effects are defined as impacts that are created as a result of the project evaluated in the EIR together with other projects causing related impacts; the cumulative assessment relies heavily on the identification of other closely related past, present, and reasonably foreseeable probable future projects.

- ➔ You are invited to comment on the range of alternatives, and on the list of projects to be analyzed in the cumulative analysis.

J. ENVIRONMENTAL EFFECTS

The SEIR will be comprehensive in scope, addressing the full range of potential environmental issues. The document will focus on key issues that are expected to include:

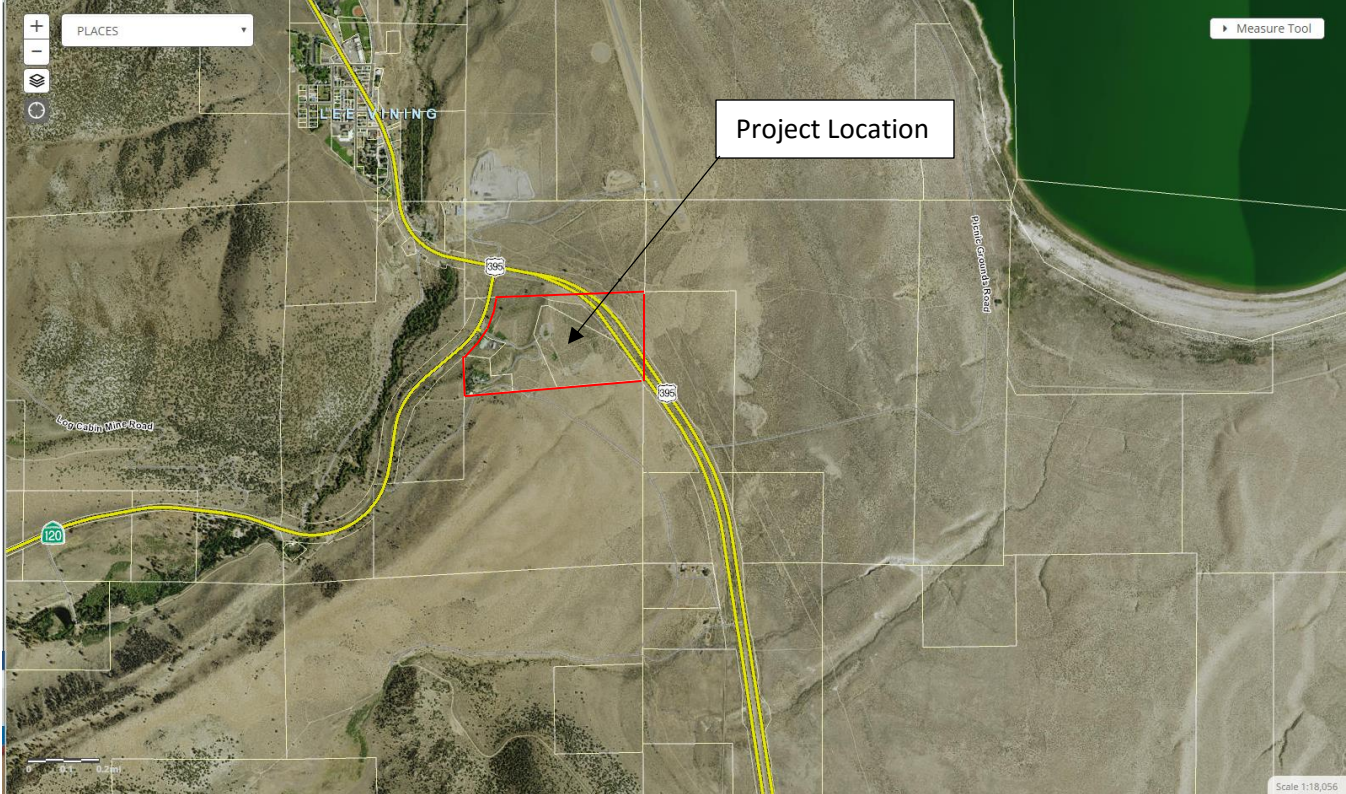
- ❑ **Water Supply:** The SEIR will provide an updated review of project water use requirements, water supply and water availability in the project area. The review will include results of a well stress test to determine whether increased well production would have potential to impact area well facilities;
- ❑ **Waste Treatment and Water Quality:** The SEIR will assess the proposed new wastewater treatment plant and adequacy of the existing waste disposal leach field to accommodate additional loading. The SEIR will also consider water quality associated with the siting of a second well site relative to the proposed leach field. Compliance with applicable requirements and standards set by the Lahontan Regional Water Quality Control Board (LRWQCB) and the Mono County Environmental Health Dept. will be addressed;
- ❑ **Biological Resources:** An updated assessment of wildlife, vegetation and habitats will supplement information in the 1993 EIR. The SEIR will assess biological resource impacts based on current listings and regulations, and will analyze impacts to the Casa Diablo deer herd including updated review of the availability of bitterbrush-dominated stands of Great Basin Mixed Scrub and Jeffrey Pine Forest;
- ❑ **Traffic:** The SEIR will provide an updated review of ingress and egress requirements, parking and traffic demands associated with special events, overflow parking requirements, Caltrans' concerns regarding use of the SR-120 right-of-way, and Encroachment

Permit requirements. Multi-modal issues will be considered, including internal and external bicycle and pedestrian trails and facilities as well as linkage to regional trail systems serving Lee Vining and Yosemite;

- ❑ **Aesthetics:** The SEIR will incorporate updated visual and schematic assessments to reflect the proposed project modifications. Schematic renderings will be taken from the locations used in the 1993 EIR to facilitate comparison of aesthetic impacts associated with the 1993 and current project plans;
 - ❑ **Air Quality & Greenhouse Gases (GHG):** The assessment of construction and mobile source emissions will be updated, with a new assessment of GHG emissions, including impacts from the newly proposed 80-unit workforce housing structure. The assessment will also consider compliance of proposed hotel fireplaces with applicable air quality standards including PM₁₀;
 - ❑ **Cultural Resources:** Impacts on cultural resources will be assessed for the revised project, along with a mandatory consultation with Native American tribes;
 - ❑ **Public Safety:** Project impacts on public safety will be reassessed in light of proposed new access lanes and parking for onsite uses as well as proposed park and ride facilities and parking for Yosemite buses;
 - ❑ **Solid Waste:** The Subsequent EIR will assess solid waste generation for the revised plan, as well as the adequacy of solid waste disposal facilities to accommodate the added demands;
 - ❑ **Fire Safety:** Consultation with Cal Fire will be updated to evaluate adequacy of emergency access features and compliance with current fire safety regulations;
 - ❑ **Cumulative Effects, Alternatives, Mitigation Measures:** The cumulative impact assessment will be updated along with the analysis of alternatives and mitigation measures that could avoid or reduce potentially significant environmental impacts;
 - ❑ **Specific Plan:** The Specific Plan will be updated in tandem with the SEIR. Both documents will draw substantially upon information provided in the 1993 document, but with revisions to reflect changes in the project proposal and current state and county guidelines for Specific Plan and CEQA content and format.
- ➔ The County seeks your comments on the proposed scope and focus of analysis, as well as applicable thresholds of significance and key issues of particular concern. Please include this information as part of your response to the NOP and/or your comments at the scoping meeting.

Exhibit 1 – Project Location

The project is located at 22 Vista Point Road, close to the intersection of SR 120 and US395, and about one-half mile south of Lee Vining.



PROPOSED ADDITIONAL SITE COVERAGE

PARCEL 1 - 26.5 AC
 BUILDING FOOTPRINT (HOTEL) = -23,189± SF
 ORIGINAL = 49,500 SF; PROPOSED = 26,311 SF
 APPROVED SITE COVERAGE = 17.2%
 PROPOSED SITE COVERAGE = 13.1%

PARCEL 2 - 32.1 AC
 PROPOSED AND APPROVED RESTAURANT FOOTPRINT = NO CHANGE
 PROPOSED WORKFORCE BUILDING FOOTPRINT = 9400 SF ADDITIONAL
 APPROVED SITE COVERAGE = 2.7%
 PROPOSED SITE COVERAGE = 6.4%

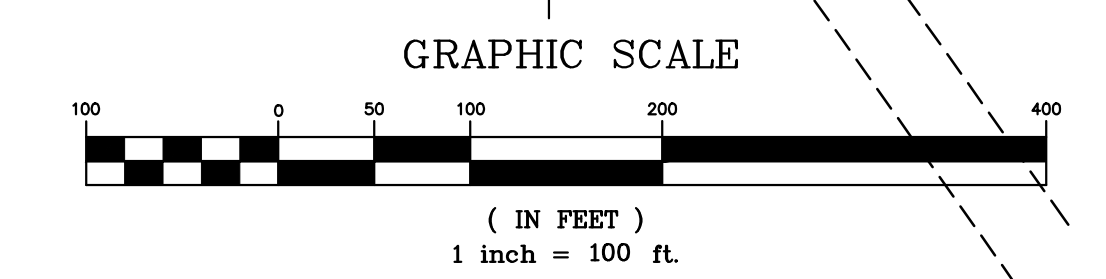
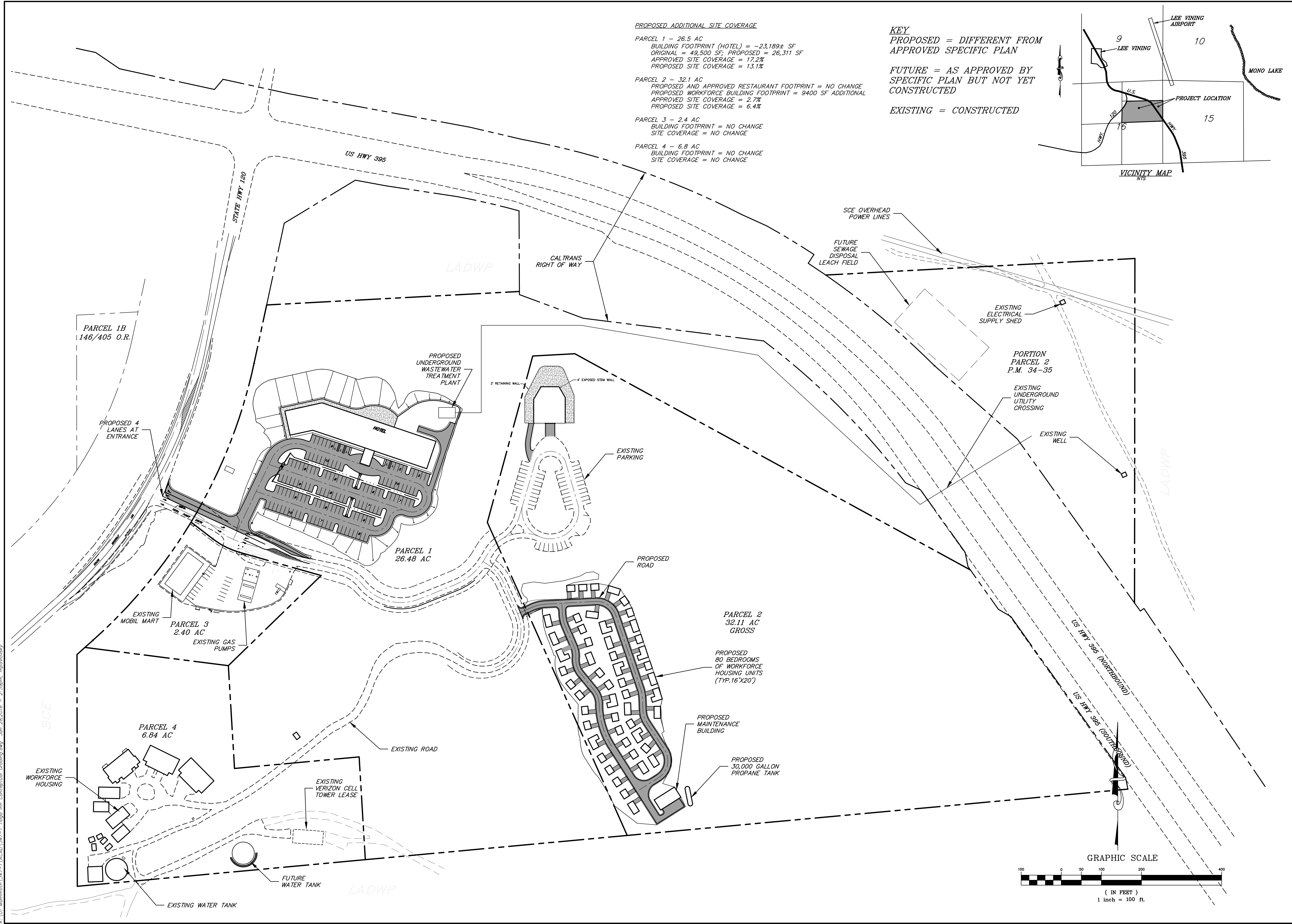
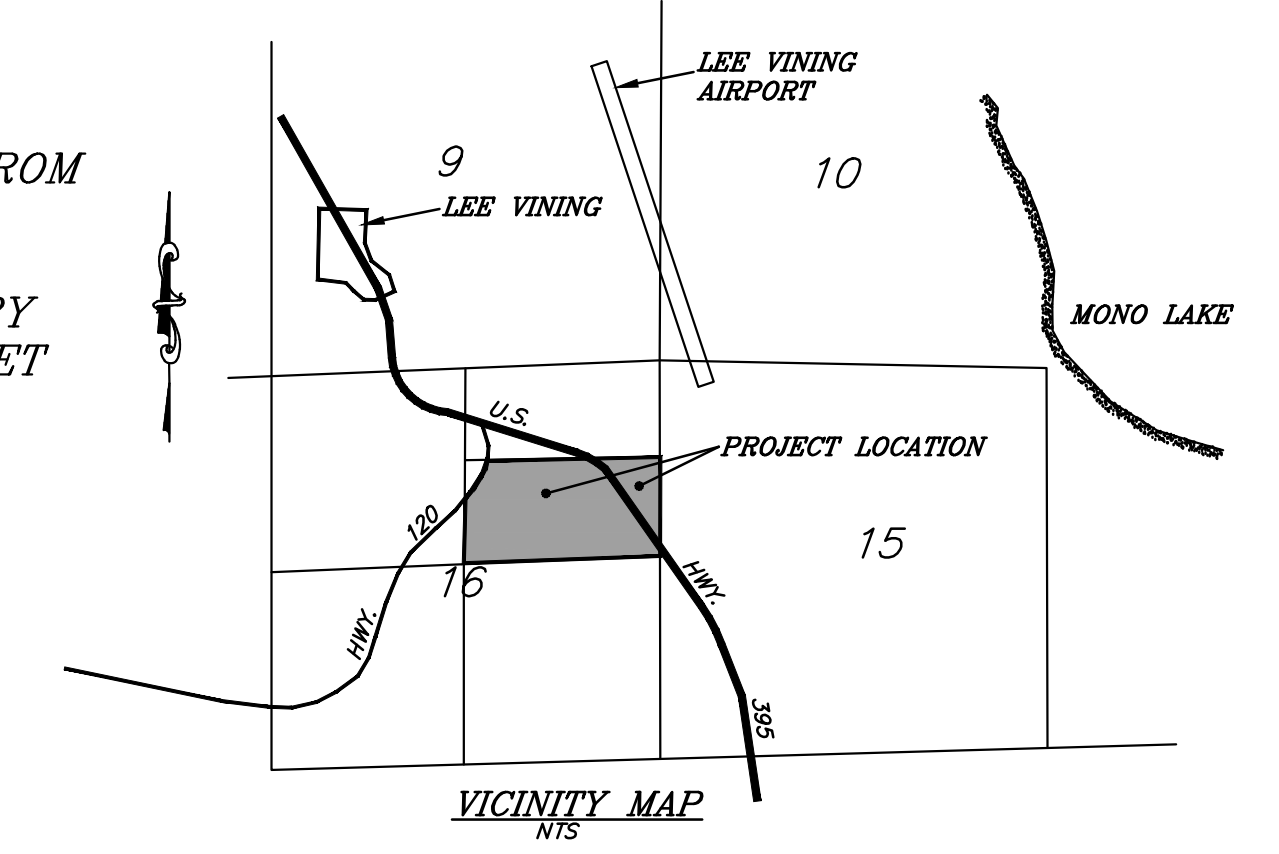
PARCEL 3 - 2.4 AC
 BUILDING FOOTPRINT = NO CHANGE
 SITE COVERAGE = NO CHANGE

PARCEL 4 - 6.8 AC
 BUILDING FOOTPRINT = NO CHANGE
 SITE COVERAGE = NO CHANGE

KEY
 PROPOSED = DIFFERENT FROM APPROVED SPECIFIC PLAN

FUTURE = AS APPROVED BY SPECIFIC PLAN BUT NOT YET CONSTRUCTED

EXISTING = CONSTRUCTED



t h a
 triad/holmes assoc
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 MAMMOTH LAKES
 BISHOP
 REDWOOD CITY
 SAN LUIS OBISPO

PREPARED & SUBMITTED BY:
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DATE:

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**TIOGA INN
 SITE CONTEXT MAP 1
 FOR TIOGA INN REVISED SPECIFIC PLAN**

DATE	01/25/2016
SCALE	1"=60'
DRAWN	SR/MF
JOB NO.	01.0347.1
DWG	C1
SHEET	1 OF 2

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