

Bentley Regehr

From: Vonya Morris <vozie9@prodigy.net>
Sent: Friday, August 16, 2019 8:31 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Water may be plentiful now but what about the future? Who is thinking ahead to the next drought?

Name

Vonya Morris

Address

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San Mateo, CA
94402

Email

vozie9@prodigy.net

Sent from [The Mono-logue](#)

Bentley Regehr

From: Thomas Moser <tmoser@umd.edu>
Sent: Friday, August 16, 2019 10:47 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Though I now live in Maryland, I grew up in California and have frequently traveled the Tioga Pass Road on my way to the Eastern slopes of the Sierra, and have traveled route 395 many time north and south. I have also spent considerable time over the years in the Mono Basin area, and I have been a member of the Mono Lake Committee for over 40 years.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I feel strongly that the proposed housing project does not belong where it is, close to the Tioga Pass Road and clearly visible both from that road and from 395. I'm willing to believe there's a need for additional housing near Lee Vining, but surely the project could be moved elsewhere, or at least done in a way that doesn't stick out like a sore thumb in the middle of this beautiful area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

In conclusion:

Please rethink the proposed development. The basin is a unique and amazing place. Once you put up something as big and ugly and the proposed housing development, you are stuck with it.

Name

Thomas Moser

Address

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Ellicott City, MD
21042

Email

tmoser@umd.edu

Sent from [The Mono-logue](#)

Bentley Regehr

From: Karlina Mosher <karlina.mosher@lvschools.org>
Sent: Wednesday, August 21, 2019 2:38 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My name is Karlina and I have grown up in the mojo basin my entire life. I have had many adventures on Mono Lake, all around Mono County, and much more. I know the area well, the tourists we get, and how our towns runs.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I don't think it is the right time to expand because our community runs well the way it is. And this can cause many problems to our little town. The people that grew up in this town would like Lee Vining to stay around and stay the way we remember it

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.

In conclusion:

I don't want this to happen because it is a terrible idea for such an amazing, unique, and beautiful town that we get to call home

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

Karlina Mosher

Address

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Lee vining , CA
93541

Email

karlina.mosher@lvschools.org

Sent from [The Mono-logue](#)

From: Paul Moss <pmoss287@gmail.com>
Sent: Saturday, August 17, 2019 1:52 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been a climber, backpacker and hiker in the Mono Lake eastern Sierra for 4 decades and hate to see this area acquire this kind of complex. I understand the goal and need for this housing but I'm sure there is a local alternative for this construction that would not be such an eyesore for the landscape.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is

no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Paul Moss

Address

287 Lake Drive
Kensington, CA
94708

Email

pmoss287@gmail.com

Sent from [The Mono-logue](#)

Bentley Regehr

From: Susan Moss <smossie287@gmail.com>
Sent: Monday, August 19, 2019 1:17 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

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- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
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- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Susan Moss

Address

287 Lake Drive
Kensington, CA
94708

Email

smossie287@gmail.com

Sent from [The Mono-logue](#)

Bentley Regehr

From: Barbara Moulton <bcm19@sonic.net>
Sent: Friday, August 16, 2019 1:55 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been entranced with Mono Lake and its environs since I first visited in the early 1980's.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Mono Lake's protection is essential for many species and for the larger web of life in which it is included. Protecting the visual beauty of the area is integral to its larger protection.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County

approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Barbara Moulton

Address

1354 Yulupa Ave Apt H
Santa Rosa, CA
95405

Email

bcm19@sonic.net

Sent from [The Mono-logue](#)

Bentley Regehr

From: Jo Ann Muramoto, Ph.D. <jmuramoto20@gmail.com>
Sent: Monday, August 19, 2019 6:02 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I grew up in Los Angeles and our family made many trips to Yosemite via the beautiful Owens Valley and Tioga Pass. I work now in Massachusetts as an environmental scientist. Of all of the mountain ranges I have seen on several continents, the Sierra Nevada is uniquely beautiful, truly a range of light as the naturalist John Muir said. There is no other mountain range so stunningly beautiful and dramatic.

It was therefore with great sadness that I learned of the proposed expansion of the Tioga Inn Project, in an area which has world class scenic value, the wild gateway to Yosemite and the high Sierra.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

In addition to the concerns listed above, the proposed expansion will inevitably result in cumulative impacts on the environment. I am particularly concerned that the proposed expansion is located on top of the headwaters of the Owens River (a public water supply for the City of Los Angeles) and the headwaters of Mono Lake, an inland lake which provides valuable habitat for migratory birds and wildlife. This project will open the door to future cumulative impacts on water quality and habitat because it will encourage further development in the area. Demand for drinking water will increase and will strain water supplies, in a region which is known as the "Land of Little Rain".

If this project is to have minimal impact on the environment, a long-term water protection and conservation plan, advanced wastewater treatment, stormwater treatment that replenishes the aquifer and takes into account changes in precipitation due to climate change, and clear identification of responsible parties may help to mitigate cumulative impacts. The last item is particularly important to ensure that mitigation measures are implemented and maintained over the long run.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

Jo Ann Muramoto, Ph.D.

Address

20 Evangeline Road
Falmouth, MA
02540

Email

jmuramoto20@gmail.com

Sent from [The Mono-logue](#)

Bentley Regehr

From: Jeffrey Muss <jamuss@surewest.net>
Sent: Thursday, August 15, 2019 5:47 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a frequent visitor to the Mono basin portion of Hwy 395 and treasure the area's start beauty

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

It would seem that the existing SEIR (Amendment #2) provides a large enough usage footprint for the location and the proposed additions will irreversibly impact the visual esthetics offered around Lee Vining, the Mono Basin and the eastern entrance to Yosemite. Any amendment to the SEIR should be significantly smaller.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I feel that any addendum to the SEIR should be closer in scale and impact to the existing approvals.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Thank you for your consideration,

Name

Jeffre Muss

Address

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95819

Email

jamuss@surewest.net

Bentley Regehr

From: stephanie nacouzi <snacouzi@msn.com>
Sent: Saturday, August 17, 2019 1:11 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

don't turn mono lake area into a los angeles eyesore. this project is not beneficial to the majority of the people, but rather, is designed to generate profit for people outside of the area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
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- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

i have family in the eastern sierras and has become my second home. stop this violation of the public trust.

Name

stephanie nacouzi

Address

1235 kathy st
santa rosa, CA
95405

Email

snacouzi@msn.com

Sent from [The Mono-logue](#)

From: Ruth & Steve Nash <ruthk.nash94@gmail.com>
Sent: Friday, August 16, 2019 5:03 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I fell in love with the Mono Lake area from the first time I visited in 1966. Since 1985 my husband and I have been steadfast supporters of the Mono Lake Committee in its purpose and dedication to preserve the health and beauty of the region.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

My specific concern is the desire to expand the Tioga Inn Project before the previously approved hotel and restaurant have even been completed. The effects of the use of these structures not only on the environment (night illumination, migration patterns, etc.) but also on the increased costs in public services for the Lee Vining community cannot be adequately evaluated in advance. There are always unintended consequences of human intervention in fragile ecosystems.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go

forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

In light of the uncertainty with the outcomes connected with completing the currently approved plan, we are quite negative about adding more degrees of complexity to the specific plan till these first outcomes are realized. Then we can more appropriately evaluate how good or bad are these outcomes.

Name

Ruth & Steve Nash

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Larkspur, CA
94939

Email

ruthk.nash94@gmail.com

Sent from [The Mono-logue](#)

Bentley Regehr

From: Cindy Neufeld <cindy.neufeld1@hotmail.com>
Sent: Friday, August 16, 2019 9:09 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have personally been camping in Lee Vining Canyon, Virginia Lakes and Tuolumne Meadows in Yosemite National Park for 60 years.

One of the biggest draws of the Eastern Sierras and the Mono Basin specifically are the wide open spaces. The view from Panum Crater, or Black Point, from the water on Mono Lake kayaking...currently an unobstructed view up Lee Vining Canyon to the grandeur of Dana Plateau. I am at peace there.

My husband and I have had the joy of raising our sons there, camping with friends and family. Going on night hikes out by Panum and South Tufa to see the stars...this will all be lost with the light pollution this project will introduce into the Mono Basin.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

My primary concern is two-fold: the light pollution and it's impact on migrating waterfowl and the impact on the very fragile eco-system of the Mono Basin.

Just stop. A project of this size will ruin the environment for all of us. And we thought that the Water Wars with Los Angeles were bad...

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

IF this project must continue, and I reiterate "IF", then please revise to have much less potential for light pollution. The project must NOT be visible from 395 or 120.

The Mono Lake Visitor Center is not visible from either road, except a bit of the roof. And the lights do not disturb the night.

Part of the problem with development in such a lovely area is that it changes the area and makes it unlovely. We don't come for the buildings. We come for the natural views.

Thank you for your kind consideration of our inputs.

Name

Cindy Neufeld

Address

8205 Dalkeith Way
Antelope, CA
95843

Email

cindy.neufeld1@hotmail.com

Sent from: [The Mono-logue](#)

Bentley Regehr

From: Alexandra Nicklin <ohitunes@gmail.com>
Sent: Friday, August 16, 2019 4:16 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My name is Alexandra Nicklin. My family has done a lot to help protect Mono Lake for years. The most well know is my God Mother Grace de Laet. She would want to see Mono lake in its most intact state for sake of the birds and the areas natural beauty.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I believe my god mother Grace de Laet would be wary of this project and would only want it to continue if it wouldn't impact the natural ecosystem of the area. Conservation is the most important aspect of this area and it needs to be protected.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Alexandra Nicklin

Name

Alexandra Nicklin

Address

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Ojai, CA
93023

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ohitunes@gmail.com

Sent from [The Mono-logue](#)

Bentley Regehr

From: Matt Niro <surfstar101@hotmail.com>
Sent: Monday, August 19, 2019 11:57 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

We live in Santa Barbara County, but frequently visit Mono County and Tuolumne Meadows throughout the year. While we enjoy seeing an occasional summer concert at The Mobil, there are enough people and impact to the area already. To add substantially to this site would be detrimental to the entire area.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The size, bulk and scale of the development is too much for the area. It is out of character with the town and will further move economic development away from Lee Vining itself, and concentrate it more at The Mobil.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and

scenic Mono County deserve a better project design than the one currently proposed.

- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

Please take steps to preserve what undeveloped space we have left. A project of this size may be appropriate, but not at this location.

Name

Matt Niro

Email

surfstar101@hotmail.com

Sent from [The Mono-logue](#)

Bentley Regehr

From: Marc Norton <nortonsf@ix.netcom.com>
Sent: Thursday, August 15, 2019 5:01 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a native Californian who has been spending time in and about the Mono Lake area since the 1970s. I love Lee Vining. Please don't mess any of this up.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Listen to the Mono Lake Committee. They have a plan. If it were not for the Mono Lake Committee, Mono Lake would look more like the Salton Sea, and nobody would want to build anything in the area.

Name

Marc Norton

Address

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94131

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Sent from [The Mono-logue](#)

Bentley Regehr

From: Charlie Nunez <charlie@syndromedist.com>
Sent: Tuesday, August 20, 2019 6:55 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been visiting the area not only in the summer but winter for decades now because of the natural beauty of the lake and surrounding areas.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Please do not let this plan be carried through and further impact the human factor on the area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
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- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Charlie Nunez

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92069

Email

charlie@syndromedist.com

Sent from [The Mono-issues](#)

Bentley Regehr

From: Stu Nuttall <snuttall@sportsbasement.com>
Sent: Sunday, August 18, 2019 11:41 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I've been traveling to this place for decades for a break from the Bay Area Madness - please don't bring it to Mono Lake. ALL of your locals will be affected, ALL of the people supporting the Mono Lake Committee will be affected, and guess what Mono Lake itself will be affected - another victim of it's own wonder.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Actually, there is no way to 'mitigate' the size and scope of this project - it will crush the quiet atmosphere of this special place, it will destroy the amazing night sky with light pollution, and even worse - promote more development in a place that cannot/should not have it.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to

expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

This project is WAAAY it big. Send the planners back to math school - not everything can 'scale up' with a positive effect.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Stu Nuttall

Name

Stu Nuttall

Address

630 San Pedro Ave
Morgan Hill, CA

Email

snuttall@sportsbasement.com

Sent from [The Mono-Lake](#)

From: Corky Oakes <corkyoakes@gmail.com>
Sent: Saturday, August 17, 2019 2:26 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Two generations of my family have enjoyed the Mono Lake area for years: the flora, fauna and generally untouched quality of the area. It has changed very little which is a GOOD thing. Less means more in terms of maintaining the quality of the area. The Tioga Inn is a serious threat to that quality: more people, more traffic, more pollution, etc.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to

expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

The proponent's request for expansion represents a blatant "bait and switch." It seems possible the new request was always a goal.

Enough is enough.

Name

Corky Oakes

Address

1100 39th Street
#101
Sacramento, CA
95816

Email

corkyoakes@gmail.com

Sent from [The Mono-loque](#)

Kelly Karl

From: Jack Obedzinski <jackobedmd@aol.com>
Sent: Tuesday, August 20, 2019 10:39 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a retired physician from Northern California. Our family has been coming to the Mono basin for decades. The beauty, solitude and relative lack of commercial development is a source of inspiration, refuge and solace for us.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

This degree of development and its location is completely inappropriate for this area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to

expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please deny this proposal and explore options more in keeping with the character and realities of this special place!

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely

Name

Jack Obedzinski

Address

Box 355
San Geronimo , CA
94963

Email

jackobedmd@aol.com

Sent from [The Mono-Lodge](#)

From: Mariska Obedzinski <mobedzinski@gmail.com>
Sent: Wednesday, August 21, 2019 3:56 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family and I have been visiting Mono County for decades and I have a family member who works in Lee Vining. Since I was a kid, this area has been a family favorite for hiking, fishing, painting, camping, bird watching and generally enjoying the scenic beauty. I was alarmed to hear of the proposed development and the fact that adequate alternatives have not been included in the SEIR.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am very concerned about the visual impacts the proposed project would have on this area. The scenic beauty and wildlife are some of the primary reasons my family loves this area and it would be a shame to lose this, especially when there is a possibility of meeting the housing goals without impacting the scenic beauty or disturbing migratory pathways for wildlife.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

While I think that housing is important, I think it should be planned carefully. A more thorough analysis is needed of viable options that can provide housing while preserving the natural beauty and wildlife of this precious place.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Mariska Obedzinski

Name

Mariska Obedzinski

Address

14714 Young Road
Healdsburg, CA
95448

Email

mobedzinski@gmail.com

Sent from [The Mono-logue](#)

From: Sean O'Callaghan <sean.comocsm@gmail.com>
Sent: Wednesday, August 21, 2019 8:44 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My friends and I go out there a couple times a year to get away from the sprawl.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I would love to keep the open land, the dark visible sky the way they are.

Name

Sean O'Callaghan

Address

3526 Edgeman ct
San Jose, CA
95148

Email

sean.comocsm@gmail.com

Sent from [The Mone-logue](#)

From: John OConnell <jpoc2x@aol.com>
Sent: Friday, August 16, 2019 10:49 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a long-time resident of Southern California and the Central Coast. I have special feelings for the Mono Lake area, and am very enthusiastic about its recent positive developments.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The importance of maintaining the current lake and mountain areas from human effects cannot be overstated.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go

forward.

- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

Name

John OConnell

Address

1762 Blue Court
Nipomo, CA

Email

joc2x@aol.com

Sent from [The Mono-logue](#)

From: Nancy Okada <nxokada@yahoo.com>
Sent: Tuesday, August 20, 2019 9:15 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I live in the San Francisco Bay Area, but I regularly enjoy vacationing in the Mono Lake Area. A friend made me aware of this project and I want to express my opposition.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and

mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

This is a beautiful area. Please don't destroy another one of California's scenic spots.
Please reject this project.

Name

Nancy Okada

Email

nxokada@yahoo.com

Sent from [The Mono-logue](#)

From: janiss okumura <janokumura@gmail.com>
Sent: Thursday, August 15, 2019 8:20 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a contributor to Mono Lake. I strongly urge you Department to stop plans of this development. It sounds like there some very significant impacts on the beauty and wildlife of this unique environment.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

It would be quite unfortunate to permanently impact the Mono lake area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Again, I hope you will be stewards of this beautiful, natural area and reconsider your plan for this project.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

janiss okumura

Address

7135 tumeli lane
placerville, CA
95667

Kelly Karl

From: Gerald Orcholski <gerryjim@sbcglobal.net>
Sent: Thursday, August 15, 2019 9:07 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Gerald Orcholski

Address

2400 Brigden Rd
CA
91104

Email

gerryjim@sbcglobal.net

Sent from The Monologue

From: Deborah Orcutt <orcudebo@gmail.com>
Sent: Friday, August 16, 2019 9:19 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I grew up in Reno in the 60s and 70s, traveling up and down highway 395 with my parents on fishing expeditions. The incredible Mono Basin and Mono Lake have been part of my life experience, and I hope they will continue to offer quality natural experiences for future generations.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Building expansions as currently proposed would ruin the natural beauty of the area. There are better ways to achieve the project goals and I would hope you will work closely with the Mono Lake Committee to generate a workable plan that does not destroy the beauty of Mono Lake.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

There is no downside to reviewing and updating any plans to minimize impact of any future development.

Name

Deborah Orcutt

Address

37 Chase St.
Pocatello, ID
83201

Email

Kelly Karl

From: Emma Oschriem <oschriem@gmail.com>
Sent: Wednesday, August 21, 2019 3:52 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I grew up in Bishop and remember visiting Mono Lake for the first time on a school trip when I was nine. Even at such a young age, I knew this was a special place unlike anywhere else I had been. At age 28, that feeling remains the same. After college, I worked at the Mono Lake Committee and lived in Lee Vining for over a year. I spent countless days on Mono Lake and in the surrounding mountains, continually astonished by the haven I was lucky enough to call my home. Now, despite being a PhD candidate in ecology who works to protect endangered ecosystems for a living, there is still no other place I care more about protecting than Mono Lake.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Mono Lake and Lee Vining are places unlike anywhere else on earth and part of their unique and mystifying allure is their quiet wildness. Proposing this development without considering the negative, permanent impacts it will have on the region is careless and myopic. The citizens of Lee Vining, the millions of annual visitors, and the surrounding wildlife deserve to be taken into account when designing this project. Preserving this area for its remarkable scenic beauty and tranquility, as well its significant ecological value, is of extreme importance for those who care about the region and the community.

In conclusion:

Mono Lake and Lee Vining are places in this world where people can still come and be truly struck by awe. This area is uniquely dear to so many folks, not only in the Mono Basin but across the globe. Please reconsider the design for this development and listen to the concerns of those who love this place so dearly that they have dedicated their lives to protecting it.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

Emma Oschriem

Address

415 S Grant St #17
Bloomington, IN
47401

Email

oschriem@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Nancy Overholtz <overholtzart@verizon.net>
Sent: Thursday, August 15, 2019 5:00 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a local artist and have done several paintings of Mono Lake including one that looks back at the mountains in the area of the proposed development . I love looking at the pristine wilderness surrounding the lake.

In conclusion:

Thank you for considering a less intrusive design.

Name

Nancy Overholtz

Address

153 Fulton St.
Bishop, CA
93514

Email

overholtzart@verizon.net

Sent from [The Mono-logue](#)

From: Phoebe Ozuna <pozuna@charter.net>
Sent: Sunday, August 18, 2019 8:21 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a retired and for many years, brought students up to Mono Lake to the Outdoor Education Program at Cain Ranch. Our students love the program and the wildness of the setting, as do I. I hate to think of the beauty of this area being impacted.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please, do not allow this to happen. It is a travesty to this wonderful place.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Phoebe Ozuna

Name

Phoebe Ozuna

Address

1223 Grace Drive
Pasadena, CA
91105

Email

pozuna@charter.net

Sent from [The Mono-Jockey](#)

From: Aaron Pace <akpace@yahoo.com>
Sent: Friday, August 16, 2019 7:08 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been coming to the mono basin for 20 years. I am from Washington state but have spent various points of my life living in California. I know travel annually in the summer to the mono basin.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The structure must not impede or interject itself into the vistas of the basin. It should be part of the landscape and hidden. We need the additional lodging and activities in the area but it should be done to the highest standard to preserve the specialness of the mono basin.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass

junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.

In conclusion:

Please allow the design of the much needed additional facilities for the area but do it in the least impactful way possible.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely

Name

Aaron Pace

Address

1815 Sequalish St
Steilacoom, WA
98388

Email

akpace@yahoo.com

From: Steven Pace <stevenpace@mac.com>
Sent: Thursday, August 15, 2019 8:04 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please do not allow this construction which would destroy the scenic beauty and wildness of the Mono Lake Basin.

Name

Steven Pace

Email

stevenpace@mac.com

Sent from [The Mono-fogues](#)

From: Frank Pajonk <fpajonk@mac.com>
Sent: Thursday, August 15, 2019 7:07 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Mono lake basin has been a place that I have come back to and cherished for the past 20 years.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Addition of this project will destroy this unique part of California.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go

forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I urge you not approve this development.

Name

Frank Pajonk

Address

22950 Mariano St
Woodland Hills, CA
91367

Email

fpajonk@mac.com

Sent from [The Mono-logue](#)

From: Leslie Paladino <pala9801@gmail.com>
Sent: Tuesday, August 20, 2019 11:32 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a relatively new resident of California, but the Mono Basin area has quickly become one of my favorite places. When Tioga Pass is open, we take as many opportunities as we can to visit.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I feel that Mono Lake and the area surrounding it have suffered enough at the hands of commercial interest. We are only just now—in recent years—beginning to see the ecosystems in this area revived. The damage this project would do would be a significant setback. It is simply not worth it.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass

junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

This all seems like a really poorly thought-out, money-hungry project and these communities and ecosystems deserve better.

Name

Leslie Paladino

Email

pala9801@gmail.com

Sent from [The Mono-Lake](#)

Kelly Karl

From: Robert Pann <bobpann@earthlink.net>
Sent: Thursday, August 15, 2019 10:55 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Robert Pann

Address

2512 Aiken Avenue
Los Angeles, CA
90064

Email

bobpann@earthlink.net

Sent from [The Mono-logue](#)

Kelly Karl

From: Noel Park <noelparkone@gmail.com>
Sent: Thursday, August 15, 2019 5:15 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been a regular visitor to Mono Lake since 1994 when my son first attended Log Cabin Wilderness Camp, BSA. Have been a member of the Mono Lake Committee since shortly thereafter. I have grown to love it's scenic beauty and to revere it's incredible environmental importance and significance. Anything which degrades the beauty of such a place is just totally inappropriate.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Please require the developer to reduce any aesthetic impacts to less than significant. Development that is visible from the lake and/or Highway 395 will just totally clash with this iconic place. The increase in traffic will clearly degrade the visitor experience. It will also negatively impact wildlife, particularly deer. Every effort should be made to eliminate, minimize and mitigate these impacts. This project is unacceptable to me. I respectfully ask you to substantially reduce it's size or disapprove it altogether.

In conclusion:

Please substantially downsize or disapprove this totally inappropriate project

Name

Noel Park

Address

6715 El Rodeo Road
Rancho Palos Verdes, CA
90275

Email

noelparkone@gmail.com

Sent from The Mono-Logue

From: Joyce Parkhurst <joyjim.8@gmail.com>
Sent: Thursday, August 15, 2019 5:22 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have lived for many years in Mono Co., and have loved Mono Lake and fought for its health and welfare since 1974. Please reconsider what you have planned for this area!! There is so little left in this world that is not blighted and worn by human mismanagement.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to

expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please rethink this proposed project.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Thank you,

Name

Joyce Parkhurst

Address

1100 Newport Ave. # 402
Long Beach
CA
90804

Email

joyjim.8@gmail.com

Sent from [The Mono-Logue](#)

From: paula pashby <ppashby@sbcglobal.net>
Sent: Sunday, August 18, 2019 3:32 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My name is Paula Pashby, and my husband and I have been visiting the area for many years - there is a very delicate balance with the resources available to wildlife and also keeping Mono Lake clean and healthy and mostly maintaining the water level.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed!

Name

paula pashby

Address

vacaville, CA
95688

Email

ppashby@sbcglobal.net

Sent from [The Mono logue](#)

From: Lily Pastel <lilybrookunicorn@gmail.com>
Sent: Wednesday, August 21, 2019 4:24 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My Name is Lily Pastel, and I live and work in the Mono Basin. I have lived here for 5 years and have come to love the little town of Lee Vining and the incredible beauty of the Mono Basin National Forest Scenic Area and Mono Lake.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The Mono Basin is known for its incredible night sky and sweeping landscapes that offer incredible photography opportunities, draw tourism, and make it a unique and beautiful landscape for recreation and simply viewing and enjoying. I am concerned that there will not be adequate provisions taken to protect our beautiful night sky from light pollution and the scenic value of the Mono Basin. These features truly are assets to Mono County and need to be valued as such.

The housing being included in this plan is also an issue of concern. The number of units far exceeds what is needed for Lee Vining workforce housing, and there is no insurance in the documentation that this housing will be affordable for the people of Lee Vining. I would like to see more elaboration on exactly how these housing units will be utilized, and how added strain on our small town will be alleviated.

Lee Vining is a town with roughly 200 residents adding another 100 units of housing will absolutely change the character of our town and worsen traffic and wildlife collision. While I am not opposed to growth and improvement (which Lee Vining could benefit from) I am not convinced from the documentation that this project will revitalize Lee Vining, and I am concerned it could do the opposite.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I hope that the Mono County Community Development department will consider these topics, and that a more thorough EIR will be required to move forward with any alterations to the already approved project.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Lily B Pastel

Name

Lily Pastel

Address

PO BOX 392
365 E Mono Lake Drive
LEE VINING, CA
93541

Email

lilybrookunicorn@gmail.com

Sent from [The Mono-loque](#)

Kelly Karl

From: Jenn Peach <jpeach@naturebridge.org>
Sent: Friday, August 16, 2019 10:50 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a Yosemite National Park employee and I work with gateway community students. I have memories of this stretch of the 393 corridor from over a decade ago when I first moved to California from Florida- the wildness and dark skies along with the undeveloped atmosphere are what kept me here.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

In conclusion:

People come to Lee Vining and Mono Lake for wild nature and small town charm.

Name

Jenn Peach

Address

PO Box 311
El Portal, CA
95318

Email

jpeach@naturebridge.org

Sent from [The Mono-figure](#)

From: Ralph Penfield <rpborrego@aol.com>
Sent: Friday, August 16, 2019 9:50 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I spend as much time in the eastern sierra and Yosemite as I can and enjoy the magnificent scenery.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Ralph Penfield

Address

3784 Herman Ave. #312
San Diego, CA
92104

Email

rpborrego@aol.com

Sent from [The Mono Issue](#)

From: cristin pescosolido <bigdyke@gmail.com>
Sent: Thursday, August 15, 2019 11:24 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a frequent visitor to the Eastern Sierra Nevada, and most in love with the Mono Lake region. The vistas of natural beauty are what makes the area around this lake one of the most unique in the world.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

I strongly urge you to not allow the development to proceed as planned. Design changes could be made to dramatically reduce the visual impact of this development and preserve the natural beauty of the Mono Basin.

Name

cristin pescosolido

Address

780C Sanches St
The Presidio
SAN FRANCISCO, CA
94129

Email

bigdyke@gmail.com

Sent from The Mono League

Kelly Karl

From: Jennifer Peterson <jjpeterson70@gmail.com>
Sent: Wednesday, August 21, 2019 1:11 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Mono lake is an amazing place for dark night sky. This development would seriously compromise this unique destination for dark sky viewers and tourism to mono lake for night sky photography. Additionally, it should not be so visible from the highway.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

This site will permanently destroy the view shed in the basin. It is not an appropriate location, nor has enough been done to mitigate its impact.

In conclusion:

Please consider an alternative plan.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Jennifer Peterson

Name

Jennifer Peterson

Address

Po box 1392
Willow creek farms
Willow creek, CA

Email

jjpeterson70@gmail.com

Sent from [T1@Mango-League](#)

From: Greg Petliski <gregpphoto@gmail.com>
Sent: Saturday, August 17, 2019 7:11 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

As a climber and hiker, the Eastern Sierra is a wonderland, a magical array of open space.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Please, leave some of this vast nation in a state of less-than-civilized. Surely there are other ways to provide housing while also preserving our open spaces.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

Name

Greg Petliski

Address

General Deliver
Joshua Tree, CA
92252

Email

gregpphoto@gmail.com

Sent from [The Mono-logue](#)

From: Linda Petrilla <lpetrilla@roadrunner.com>
Sent: Wednesday, August 21, 2019 7:57 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been a frequent visitor to the Mono Lake region for over 60 years and have enjoyed visiting first with my parents, and now with my grandchildren. I would hope that no development would receive permission to hinder the beauty of this area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please consider all the above factors as you make a decision. Once the natural beauty of this area is lessened or destroyed, it's gone forever.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Linda Petrilla

Name

Linda Petrilla

Address

4761 Hamer Dr
Apartment, suite, unit, building, floor
Placentia, CA
92870

Email

lpetrilla@roadrunner.com

Sent from The Mono-Logue

From: Stephanie Pfaff <stephaniepfaff@earthlink.net>
Sent: Thursday, August 15, 2019 9:57 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family drove to Mono Lake from San Diego in 2016, specifically to enjoy a canoe tour. We loved it! We also hiked the Panum Crater at sunset. It was so dark at the end of our descent we had to use flashlights. It is a great family memory for us and we hope to return again.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to

expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please consider the permanent impact this project will have on the unique landscape and character of Mono Lake. So many areas of California are being permanently altered by growth and development. Mono Lake should be protected from these encroachments as much as possible for future generations of all living things.

Name

Stephanie Pfaff

Address

3666 Vista de la Bahia
San Diego, CA
92117

Email

stephaniepfaff@earthlink.net

Sent from [The Mono-logue](#)

From: Julie Phelps <julie.phelps2012@gmail.com>
Sent: Thursday, August 15, 2019 6:14 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am 72 years old and have been visiting the Eastern Sierra Nevada mountains from Southlake and Bishop to mono lake every year since I was an infant. This land is part of me—part of my soul. Some things in this world need to be untouchable and beyond the greed of commercialization. God willing, you will see the mono lake basin as one of those things.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely

Name

Julie Phelps

Address

421 West Fern Avenue
Redlands , CA
92373

Email

julie.phelps2012@gmail.com

Sent from [The Mono-fone](#)

From: Jeremy Phillips <jeremydavid88@gmail.com>
Sent: Tuesday, August 20, 2019 11:21 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a avid backpacker and summer working in the area. I love to take senic drives and soak in the outdoors.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Any development in this area should take into account the scenic quality of the area and the impact on wildlife and other users of the area. This will be visable for miles and impact the views of other areas.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with

the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I am totally against this project.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Regards,

Name

Jeremy Phillips

Address

717 Alameda St
Vallejo, CA
94590

From: Abraham Phyle <abephyle@hotmail.com>
Sent: Tuesday, August 20, 2019 8:44 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have spent part of my summer in the Mono Lake Basin for years, and one of the biggest draws is the openness, the quiet and the serenity of the area. In the past years it has already become overrun with tourist traffic, and our nations parks and wild places cannot sustain this type of endless development. This project will only serve to harm the same wonders that draw people to the area.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

These types of projects never weigh the impact of the wilds and environment of the area. This project is strictly focussed on financial gain for a small number of people, and does not provide for a better experience for the common citizen.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

This area does not need development. I urge everyone involved to look beyond greed and ambition and instead use those resources to maintain and protect our wonderful and beautiful resources.

Name

Abraham Phyle

Address

19736 Ferretti Rd
Groveland, CA
95321

Email

From: Linnea Pierson <linneajoy2@gmail.com>
Sent: Saturday, August 17, 2019 9:55 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am an employee of Yosemite National Park and enjoy spending time recreating at Mono Lake and surrounding areas.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

For an area that people go to for the purpose of enjoying the outdoors, it is critical that concern for the outdoors comes first. This includes the aesthetic component and more importantly the impact on the environment.

Name

Linnea Pierson

Address

10901 Hwy 140
El Portal, CA
95318

Email

linneajoy2@gmail.com

Sent from [The Mono League](#)

From: James Plehn <jimplehn@gmail.com>
Sent: Wednesday, August 21, 2019 8:03 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a frequent visitor to Mono Lake and Lee Vining and I am quite concerned about all the unavoidable impacts of this project to the Mono Basin Senic Area and the town. I have been a long time supporter of the efforts to save Mono Lake. This project is not at all in the spirit of the established Senic Area, a National treasure.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Of greatest concern to me is the visual impacts to the Senic Area and especially the night sky.

I am also concerned about the impact it will have on the many long time businesses in town.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

There needs to be an in-depth look at reducing the cumulative impacts and all alternatives to the existing proposal.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

James Plehn

Name

James Plehn

Address

P.O. Box 125
Tahoe City, CA
96145

Email

Kelly Karl

From: Melissa Polick <mpolick415@icloud.com>
Sent: Wednesday, August 21, 2019 7:57 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Keep Mono Lake wild & free!!

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Mrs.

Name

Melissa Polick

Address

280 Loring Ave
Mill Valley, CA
94941

Email

mpolick415@icloud.com

Sent from The Mono-logue

From: Spencer Potter <spencerbpotter@gmail.com>
Sent: Friday, August 16, 2019 2:05 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family and I routinely visit Mono Lake and treasure it's stark beauty as well as the important role it has played in the history of environmentalism in helping to establish the Public Trust Doctrine. We treasure the barren beauty of that landscape and believe it will be fundamentally marred by a huge development visible from South Tufa. The project should be sited different or graded such that it is not visible from the Tioga Pass, from 395, or from South Tufa.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The project proponents have also sought to piecemeal this project into separate parts to get it approved and to avoid cumbersome mitigation measures.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

The project rejects the Optional Siting Alternative because this alternative does not "deliver outstanding views from the [Project] site" (DSEIR 7.4). However, the Project results in significant and unavoidable aesthetic impacts which will irreparably mar the landscape and ruin the view from from South Tufa. The lead agency here is trading the values of the community's views from South Tufa for views for the project proponent. The lead agency has been bought by this developer at the expense of the public's viewshed and the environmental and aesthetic values of this landscape.

Name

Spencer Potter

Address

613 27th Avenue
San Francisco, CA
94121

From: Roy Poucher <ropoucher@aol.com>
Sent: Monday, August 19, 2019 8:28 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am 70 years old and have been enjoying the Mono Basin since about 6 years old. In the last 5 years I have been a presenter at the annual Mono Basin Bird Chautaugua festival. This festival has opened the eye of many people from all over the US to the beauty of Mono Basin. I have proudly brought up many friends from Southern California to enjoy the unique beauty of the Mono Basin, and talked up this area to many more people, many of whom have visited Mono Basin over the years, to enjoy the unique quiet magnificence here.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

A huge component of the very positive Mono Basin experience is the minimal amount of commercial and residential development, including the dark night sky. These important cornerstones of the Mono Basin experience would be seriously compromised by the proposed development.

And there are other significant issues to realize.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I urge the Mono County to listen to the moral call within each concerned stakeholder to preserve the special sanctity of Mono Basin, and not give into the commercial interests. Be strong!

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

Roy Poucher

Address

231 E. Charlotte Ave.
Anaheim, CA
92805

Email

ropoucher@aol.com

Sent from [The Mongo-logue](#)

Michael Draper

From: John Le Pouvoir <jadedreprobate@gmail.com>
Sent: Thursday, August 15, 2019 9:30 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

As a volunteer with the Mono Lake Committee I value the fragile ecosystem that is the Mono basin.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

It is important that all possible care be taken to protect the scenic, cultural and environmental assets present in Mono basin.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please turn this amendment back for further work to mitigate all the adverse impacts and preserve the visual environment, wildlife habitat and cultural values so important to the community

Name

John Le Pouvoir

Address

4109 Sugar Pine Dr
Pollock Pines, CA
95726

Email

jadedreprobate@gmail.com

Kelly Karl

From: Martha Powell <MLManion@outlook.com>
Sent: Thursday, August 15, 2019 6:38 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My husband and I have been regular visitors to Mono Lake, Lee Vining, and the surrounding area for at least 25 years. We return every year because of the exquisite wild country, beautiful mountains, open vistas, stunning hiking and Mono Lake's unique beauty and ecology. It's deeply upsetting to hear that the proposed expansion of the Tioga Inn Project essentially ignores every one of these defining features!

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

We're especially concerned over the visual impact the project will have on what is one of California's premier wild and scenic areas, as well as the impact on the small community of Lee Vining, local businesses and jobs.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please don't let Mono Lake, and the community of Lee Vining, become another mega-development site that will forever change the area. Now is the time to look at the total impact this development will have and to demand alternatives to mitigate the negative impacts!

Name

Martha Powell

Address

427 Crest Drive
Emerald Hills, CA
94062

Kelly Karl

From: Ronald Powell <ron.powell@lamresearch.com>
Sent: Tuesday, August 20, 2019 8:59 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I live in the Bay Area, and my wife and I have been coming to Mono Lake and camped in the surrounding area once or twice a year for over 20 years. We often stay in Lee Vining and use it as our base camp for hiking in the high Sierra. Over the years, we have come to regard the people in town as family. Unlike the Bay Area where short sighted commercial development has destroyed much of the aquatic ecosystem and despoiled the views of the coastal hills, the beauty and fragile ecosystem of Mono Lake remain as does the charm of Lee Vining whose mom and pop businesses contrast with mega-resorts cut out of the same corporate mold.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

In addition to a number of concerns that I have flagged below, the impact of increased noise, traffic and increased night-time lighting on native animals that forage or hunt at night should also be considered. And there is the spectacular, jaw-dropping view of the Lake and the Basin when driving down from the Tioga Pass that would be despoiled by the inclusion of the proposed Housing Village complex directly in the line of sight.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

The Mono Lake basin is a natural wonder and an American treasure. I am not opposed to development per se, but I am opposed to the current overly expansive Tioga Inn project whose near term commercial benefit to the few is offset by the long term damage to the environment, to the irreplaceable scenic beauty of the area, and the character of the historic town of Lee Vining.

Name

Ronald Powell

Address

1184 Los Trancos Road
Portola Valley, CA
94028

From: Rachel Pusey <puseyrachel@yahoo.com>
Sent: Friday, August 16, 2019 5:38 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been coming to the Mono Basin since I was a little girl. I am now 43 years old and I bring my son every summer. It is a very sacred, pristine area and my family is devastated to learn that this project is being considered. We were horrified when the Mobil expansion first occurred and have boycotted the restaurant for the last 15+ years.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

What alternatives have you considered? How are we planning to mitigate the dramatic impact this will have on a delicate area?

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to

expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please act to benefit the Mono Basin and do not be beholden to financial or political pressures. Have integrity. Do the right thing.

Name

Rachel Pusey

Address

2059 15th Avenue
CA
94116

Email

puseyrachel@yahoo.com

Sent from [The Mono-logue](#)

From: Brett Pyle <zenrabbit@yahoo.com>
Sent: Thursday, August 15, 2019 8:10 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I lived in Lee Vining from 1997 to 2008 and still have a deep connection to the Mono Basin. It is a unique ecosystem and is a place that people come to visit because of its wild character. The area will undoubtedly grow over time but that growth should be allowed to occur in a thoughtful manner with a healthy respect for retaining what draws people there in the first place. One can travel throughout the basin and feel the wildness of the landscape because the developed areas are small and mostly hidden from view. That character should be prioritized when deciding how to proceed with new developments. I think this project could be done in a respectful way but the current proposal does not do that.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The visual impacts and the permanent change to the dark sky character of the Mono Basin are most troubling. I would like to see specific efforts to reduce lighting that would be visible at night across the basin. I would like to see buildings located to reduce their view from the highway and make them blend in with the topography as much as possible. I would request that you consider the overall impact of the proposed hotel as well as the workforce housing and what the cumulative effect of that amount of development on a very visible bluff would do. The nature of the vast open spaces of the Mono Basin are what make it such a beautiful place but what also make it susceptible to irrevocable damage if development is allowed to happen in a careless fashion. It would be a tragedy

to allow a treasure to be spoiled for the sake of chasing money. Please consider your ability to require specific guidelines and put protections in place to make sure that if this development must proceed, it must be done in a way that is respectful of all the other residents of this beautiful place and of the countless visitors who come for the wildness, the star-filled skies, and the wonder of a unique natural place. It is not bright city lights and gaudy developments that will ever draw people here.

In conclusion:

Balancing the desires of varying parties is never easy. Your service to all the residents of Mono County is appreciated.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Respectfully,

Name

Brett Pyle

Address

124 Dodge St
Salida, CO
81201

Email

zenrabbit@yahoo.com

Sent from [The Mono-Inquis](#)

From: Scott Pyle <lspyle@cox.net>
Sent: Friday, August 16, 2019 1:03 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My wife and I have been visiting Mono Lake and Mono County for over 35 years and have been members of the Mono Lake Committee for most of that time.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely

Name

Scott Pyle

Address

9 Segovia
San Clemente, CA
92672

Email

ispyle@cox.net

Sent from [The Mono-Issue](#)

From: Donald Quenneville <time2climb1@yahoo.com>
Sent: Monday, August 19, 2019 7:16 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My name is Don Quenneville and am very upset about the proposed changes that might take place here. It would undoubtedly have a real negative effect on the landscape. Any more construction here would be a travesty.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I sincerely hope that this project does not move forward. The negative effects would far outweigh any small positive gains. This project simply shouldn't be allowed to take place.

Name

Donald Quenneville

Address

36;Hudson St
Attleboro , MA
02703

Email

time2climb1@yahoo.com

Sent from [The Mono-Logue](#)

Michael Draper

From: Morgan Quinn <morgan.niayh@gmail.com>
Sent: Thursday, August 8, 2019 12:47 AM
To: Michael Draper
Subject: In Regards to Mono Lake

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michael Draper,

I strongly oppose the upcoming plans for the Tioga Gas Mart Expansion in the pristine gateway to Yosemite. This area is beloved for its scenic views, as a home for wildlife, a haven for people from around world to come and feel calm and peace, to backpack, hike, and enjoy the dwindling natural places we have left in America. Not only would this be a threat to all of that, but it would also be an incredible blow to the economy for the local towns, specifically Lee Vining. This corporation doesn't care about or know the workings of this special place. They should not be the ones to be stewarding business in this fragile area. It would mean loss of jobs and financial stability for much of the local community.

There is so much damage to be done to this fragile, beloved, treasure of the Eastern Sierra from this corporate expansion. The local community, the wildlife, the birds, the plants, the views, and the sanctuary of this place to so many depends on it not happening.

Save what makes this place special!

Thank you for your time,

-Morgan Quinn
Mono Lake Enthusiast

From: Marjorie Rachlin <JMRach@aol.com>
Sent: Friday, August 16, 2019 6:33 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I live far from Mono Lake , but I cherish the sense of being in a natural place with views of the countryside instead of commercial facilities.

This addition will ruin the ambience of Mono Lake in the daytime and the lights at night will destroy its peace and quiet.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Please REDO this plan with input from the Mono Lake Committee and other environmental organizations to make it appropriate to the surroundings.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

This project needs a thorough review and change.

Name

Marjorie Rachlin

Email

JMRach@aol.com

Sent from [The Mono-logue](#)

From: Gina Radieve <gina.radieve@gmail.com>
Sent: Tuesday, August 20, 2019 9:52 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I spent several years living in the Eastern Sierra and come back regularly to visit because it is such a special place.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and

mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

A project of this scale in a community like Lee Vining and a premier scenic location like the Mono Basin should be subject to the fullest consideration by your agency.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely

Name

Gina Radieve

Address

4401 58th Street
Sacramento, CA
95817

Email

gina.radieve@gmail.com

Sent from The Mono-logue

From: Darien Raistrick <darienr@cybermesa.com>
Sent: Monday, August 19, 2019 4:50 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My sister lives in Mono City and I spend several weeks each year in this area, while climbing up in the mountains. I would hate to see more development in the fragile Mono Basin.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Darien Raistrick

Address

680 Los Pueblos St.
Los Alamos, NM
87544

Email

darienr@cybermesa.com

Sent from [The Mono-logue](#)

From: Kirk Rattenne <kjrattenne@gmail.com>
Sent: Friday, August 16, 2019 3:30 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a realtor and horticulture professional who brings his family to the Mono Lake area for our annual family vacation. We enjoy the beauty of Mono Lake and the surrounding area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

My main concern is as currently proposed, the project will be highly visible from many classic viewpoints including South Tufa, Panum Crater, and Highway 395 south of Lee Vining, and will have significant impacts on the prized dark night skies throughout the Mono Basin, deer migration, the Lee Vining community and more

Name

Kirk Rattenne

Address

1294 Seymour Circle
Lincoln, CA
95648

Email

kjrattenne@gmail.com

Sent from [The Mono-Joque](#)

From: Daniel Ray <psalm1968@gmail.com>
Sent: Wednesday, August 21, 2019 11:52 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Having been to Yosemite and having enjoyed its pristine beauty and dark-sky environment, it is my hope that the department will seriously reconsider the negative impact of the lighting scheme of this new development. <https://www.darksky.org/light-pollution/>

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Please consider these outdoor lighting alternatives from the International Dark Sky Association. <https://www.darksky.org/our-work/lighting/>

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please reconsider the impact this project is going to have on the dark-sky area. The dark skies are one reason people travel to Yosemite. There are alternative means of lighting to consider. See the city of Flagstaff, AZ as an example.

<http://www.flagstaffdarkskies.org/international-dark-sky-city/>

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Daniel Ray

Name

Daniel Ray

Address

15300 FM 920
Poolville, TX

Email

psalm1968@gmail.com

Sent from [The Monoclogue](#)

Kelly Karl

From: Linda Ray <dadaray@hotmail.com>
Sent: Friday, August 16, 2019 11:13 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Thousands of people worked over decades to save the scenic and environmentally important Mono Basin. By not taking the necessary care these efforts could be marred by allowing a project in it's current form that will harm the area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.

In conclusion:

Once this precious area is destroyed by bad design choices, it will be impossible to correct. There are solutions to these very real problems and I urge you to not go forward until the project fits into the environment.

Name

Linda Ray

Address

1125 Potrero Ave
San Francisco, CA
94110

Email

dadaray@hotmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Lisa Reepmaker <lreepmaker@gmail.com>
Sent: Friday, August 16, 2019 8:04 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family and I have been coming to the eastern sierras for over 30 years and still marvel at the breathtaking landscape each visit. We are always in awe at how much there is to see and explore. We need to protect our open spaces, now more than ever.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

In conclusion:

Please act as good stewards to this amazing and unique land. Do not allow construction of this scope to ruin the land.

Name

Lisa Reepmaker

Address

92 Hollister Ranch
Gaviota , CA
93117

Email

lreepmaker@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Christopher Rees <reesoski@gmail.com>
Sent: Saturday, August 17, 2019 4:27 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Christopher Rees

Address

3293 Main St, Box 1059
Mammoth Lakes, CA
93546

Email

reesoski@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Jennifer Renz <jen@tickel.net>
Sent: Saturday, August 17, 2019 8:57 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the **Subsequent Environmental Impact Report** that has been prepared for the proposed expansion of the **Tioga Inn Project** and associated **Specific Plan Amendment Number Three**.

I have spent a few wonderful trips exploring the area of Mono Basin and it is one of my favorite places to visit because of its wildness and relative isolation from development. Please let Mono remain wild!!

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am concerned that the light pollution and noise from the proposed project will disrupt the afternoon character of Mono Basin both at night and during the day. Please require the option to review a variety of other proposals that adequately address the traffic, noise, aesthetic, and wildlife impacts. Please consider not allowing any projects to go forward - can the need for any project be proven??

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Thank you,

Name

Jennifer Renz

Address

35 Arroyo Court
San Mateo , CA
94402

Email

jen@tickel.net

Sent from [The Mono-logue](#)

From: Susan Rettig <susan@rettigmachine.com>
Sent: Friday, August 16, 2019 8:27 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My name is Susan Rettig, from Redlands, California. I have been visiting the eastern Sierra area and have enjoyed the beauty of Mono Lake and its surroundings since I was a child in the mid-1950's. My husband Franz and I still come to Viginia Lakes every year, viewing Mono Lake on our way up Conway Summit.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to

expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Susan Rettig

Address

P. O. Box 8414
Redlands, CA
92375

Email

susan@rettigmachine.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Esmeralda Reyes <esmeralda.reyes77@yahoo.com>
Sent: Tuesday, August 20, 2019 1:20 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a recent graduate from UCSC with a B.A. in Environmental Studies. I realized my interests in wildlife and passion from the environment through my time spent at Mono Lake and it's surrounding community and think it is imperative that this is kept in mind.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Esmeralda Reyes

Name

Esmeralda Reyes

Address

1547 Sonora Dr.
Unit 222
Chula Vista, CA
91911

Email

esmeralda.reyes77@yahoo.com

Sent from [The Mono-logue](#)

From: Carrie Reynolds <woodieandcarrie@gmail.com>
Sent: Tuesday, August 20, 2019 9:25 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My name is Carrie Reynolds and I'm married to Woodrow Reynolds III, who is the great grandson of Nellie Reynolds a local Mono Lake Paiute. My husband has grown up in Lee Vining as well as generations of his family Native American family members dating back to the Chief Captain John. My family owns businesses in town.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Such a big project will destroy the town's character as well as the surrounding beauty the world comes to see. The light pollution will ruin the views of the stars and the Cosmic events visible and world renowned from the shore of the lake. Lee Vining is a small tourist destination that only survives during the summer months, the other part of the year the roads and businesses are ghost towns. It is a ridiculous waste of money and natural resources to build such a monstrosity in our beautiful amazing natural surroundings. Bringing in too many units of "affordable" housing is ridiculous! Why bring in more residents than our town can accommodate. Our schools are too small, our town is too small, our sewer system and water system won't accommodate and to give people promised hours, income and housing is a wrong representation of what Lee Vining is and can do. The fire department can't handle a doubling in size of housing. I think the person proposing this monstrosity is a money hungry greedy person who does not represent what the rest of the community represents. If this project is allowed it will ruin what we have all come to love and have worked so many years to preserve. I urge you to think about all impacts

on everything and the reality of what Lee Vining really is and deny the unnecessary ugly project.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Do not allow the project to grow any bigger than already authorized. Do not let greed ruin our wonderful diverse community.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Carrie Reynolds

Name

Carrie Reynolds

Address

61 Piute Lane
Chalfant valley, CA
93514

Email

woodieandcarrie@gmail.com

Sent from [The Mono-logue](#)

From: Lisa Rhudy <lisarhudy@att.net>
Sent: Wednesday, August 21, 2019 3:12 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a 40 year plus resident of Mariposa County and former NPS ranger-naturalist in Tuolumne Meadows. The proposed expansion of the Tioga Inn Project will desecrate a priceless scenic wonderland, that belongs to all of us and would profit only a few.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

As planned, this project should not receive approval from the County's Community Development Project.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

Lisa Rhudy

Address

PO Box 295
El Portal, CA
95318

Email

lisarhudy@att.net

Sent from [The Mono-logue](#)

From: Pauline Riley <paullineril13@gmail.com>
Sent: Thursday, August 15, 2019 5:03 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I first came to Mono Lake in 1977. As a frequent visitor to the Eastern Sierras, I have grown to value the uniqueness and unparalleled beauty of the region. It is like a second home to me. This experience is what draws visitors from all over to world.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

This 80,000 year old lake has been significantly threatened with catastrophic ecological collapse by the LA drawdowns, but with the support of the local community has won a hard-fought battle to preserve it at a sustainable level. After decades of litigation to preserve the lake, it is inconceivable that a developer should have the right to come in and profit on degrading it.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Economically speaking, the community as a whole will benefit by protecting the lake, rather than allow one developer to profit at the expense of the community and the lake.

Name

Pauline Riley

Address

10071 Gomez Creek Road
Fallbrook, CA
92028

Email

Kelly Karl

From: Chris and Lori Rinaldi <crin15798@comcast.net>
Sent: Thursday, August 15, 2019 5:30 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My wife and I have owned a residence in Virginia Lakes since 2004 and consider Mono county home for part of the year. We were both introduced to the beauty of the area by our parents many years ago. To this day we consider it one of the most incredible places on earth and one worth protecting in every way possible. It's in this spirit that we are expressing our major concerns with this proposed development.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

In our opinion, this project does not fit with the surrounding area due to it's planned scope and size.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass

junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

We urge you to protect this part of Mono county from the kind of development the subtracts more than it provides!

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely

Name

Chris and Lori Rinaldi

Address

363 Arabian Way
Healdsburg, CA
95448

Kelly Karl

From: Katherine Rindlaub <krindlaub@cox.net>
Sent: Friday, August 16, 2019 8:49 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am one of the hundreds of thousands who love the East Sierra and the Mono Lake area - since my first visit in 1967. My career choice of field biologist was influenced by this area. Writing and reviewing development plans AND observing actual effects over ensuing decades is part of my experience. It is necessary to remember always that developer's visions are constricted by short timelines and that their involvement is comparatively brief. Frequently, the goal is to take profit and run. It is vital for Planners to embrace mitigations that may add to the project cost to prevent significant and permanent impacts, despite developer complaints.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Visual impacts are huge here. The design should also be green. The design should go underground as much as possible in addition to using the (minimal) topographic variation to hide the project.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project’s visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Thoughtful and careful review is critical. You, the Planners, are responsible for effects on all future generations of residents and visitors to this extraordinarily unique and beloved place.

Name

Katherine Rindlaub

Address

1727 La Coronilla Drive
Santa Barbara, CA
93109

Kelly Karl

From: Jordan Rinker <rinkerj58@gmail.com>
Sent: Monday, August 19, 2019 6:38 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been a longstanding visitor and supporter to the area since the 1970s as a student then as an adult who visits every year. I have grown to appreciate the natural beauty and access to unique environments in Mono Lake. It is my "power spot" to rejuvenate and appreciate nature.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am particularly concerned about the lack of alternatives proposed to minimize any visual impacts (including visible bright light at night) from such a large project.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to

expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

I appreciate the needs for housing and economic support for locals. However any project in such a sensitive and beautiful setting must be done in a fashion that minimizes ANY impact on the wildlife and beauty of Mono Lake.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Jordan Rinker

Name

Jordan Rinker

Address

Corte Madera, CA

Email

rinkerj58@gmail.com

Sent from [The Mono logue](#)

From: Renee Rivera <reneemaririvera@yahoo.com>
Sent: Monday, August 19, 2019 7:27 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a Mono county resident and property owner and spend a significant amount of time in the Mono Lake area. I am concerned about the amended expansion plans that have been submitted for the Tioga Inn

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

This project in its current form will have irreversible impacts on the landscape that many have worked hard to keep. The drive along 395 is special because development has been limited or has been carefully thought through to limit the impacts.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

I am not at all opposed at the Inn's desire to do some expansion and know that will benefit the local economy. Given the size of this expansion and the current plans there is not enough being done to limit the impacts - physical and aesthetically and I'd ask there be more evaluation and alternatives recommended prior to any further approval of this plan.

Name

Renee Rivera

Address

248 Mammoth Slops Drive
Unit 69
Mammoth Lakes, CA
93546

Email

reneemarivera@yahoo.com

Sent from [The Mono Issue](#)

From: Dana Rizzo <danarizzo13@yahoo.com>
Sent: Saturday, August 17, 2019 11:12 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I recently had the opportunity to visit Mono Lake and the surrounding area, and was captivated by its history and beauty.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and

mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Dana Rizzo

Address

1602 W Cullom Ave.
3EC
Chicago, IL
60613

Email

danarizzo13@yahoo.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Jessica Roberts <jessicaroberts415@hotmail.com>
Sent: Tuesday, August 20, 2019 9:36 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I live in Inyo County and travel and recreate regularly in Mono County.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

In conclusion:

I hope you take the feedback of area residents into consideration .

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Jessica Roberts

Name

Jessica Roberts

Address

PO Box 580
Lone Pine, CA
93545

Email

jessicaroberts415@hotmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: John Robertshaw <jariii@aol.com>
Sent: Sunday, August 18, 2019 7:41 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am from New York, and support the Mono Lake org. As everyone knows it is a fragile environment. We have no idea what pollutants will be released into the area should you increase the population due to tourism.

Years ago, the Macchu Picchu area was considering a cable car to the top...obviously an eyesore. Luckily, the Finns came to the rescue by giving money to "bribe" the Peruvians to not do this project.

I would say the Mobil Inn is an equivalent.

If Mobil should want to create an Inn, it should be outside the distance that can be viewed. June Lake area is more appropriate as a site. The tranquility of vista, panorama is Mono Lake's core; an Inn is not something needed. Has nature researchers studied the effect of bird migration. We are not talking about a provincial need for capitalism. we are talking about transnational bird migration.

Kindly consider another tourist project. Please let people have to hike or drive to get to this amazing site.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The allowance of these visual, and environmental impacts, are just a beginning into the destruction of one of most still pristine nature areas. Would you consider creating a series of trailer camps in Tulumne Meadows as the gateway to "down" in the Yosemite Valley ?

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

I've stated my case, and find the project to be visually and environmentally intrusive on the prospects of keeping Mono Lake natural.

Name

John Robertshaw

Address

336 West End Avenue
7A
New York, NY
10023

Email

jarii@aol.com

Sent from [The Mono-logue](#)

Michael Draper

From: Colleen Roche <colleen_roche@yahoo.com>
Sent: Monday, August 12, 2019 5:04 PM
To: Michael Draper
Subject: Please save Tioga Pass

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Michael Draper

I strongly oppose the upcoming plans for the Tioga Gas Mart Expansion in the pristine gateway to Yosemite. This area is beloved for its scenic views, as a home for wildlife, a haven for people from around world to come and feel calm and peace, to backpack, hike, and enjoy the dwindling natural places we have left in America. Not only would this be a threat to all of that, but it would also be an incredible blow to the economy for the local towns, specifically Lee Vining. This corporation doesn't care about or know the workings of this special place. They should not be the ones to be stewarding business in this fragile area. It would mean loss of jobs and financial stability for much of the local community.

There is so much damage to be done to this fragile, beloved, treasure of the Eastern Sierra from this corporate expansion. The local community, the wildlife, the birds, the plants, the views, and the sanctuary of this place to so many depends on it not happening.

Save what makes this place special!

Thank you for your time,
Colleen Roche

Sent from my iPhone

Michael Draper

From: Beth Rodden <beth@bethrodden.com>
Sent: Friday, August 16, 2019 8:45 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been hiking and climbing in the basin for over two decades and the natural landscape is unlike any in the world.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am concerned for many reasons about this project.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is

no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Beth Rodden

Email

beth@bethrodden.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Ray Rodney Rodney <rayrodney@comcast.net>
Sent: Saturday, August 17, 2019 10:23 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I visit the Mono Basin and Lee Vining every year and highly value the recreational and environmental qualities that make this area special. I often eat at the current Mobil Mart's Whoa Nellie Deli and value that resource.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please work with the owners of the Mobil Mart to modify their plan to reflect these concerns. I do not oppose their expansion overall, but it must be done thoughtfully and with its overall impacts taken into consideration.

Name

Ray Rodney Rodney

Address

PO BOX 184
Woodacre, CA
94973

Email

rayrodney@comcast.net

Sent from [The Mono-logue](#)

From: John Roehm <romejohn@sbcglobal.net>
Sent: Thursday, August 15, 2019 5:28 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been vacation in the Lee Vining area since the early 1990's. I have always appreciated the fact that the commercial properties have had a minimal impact on the community. This would include the entrance into Lee Vining canyon. This area must be treated with the upmost care.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.

In conclusion:

I just want all who are involved in this project to know that their actions can preserve or remove an extremely beautiful and peaceful part of the state of California. When in years to come, if we look back on this project and have to explain how it could have been done so much better, we will also know and feel the amount of harm that was done.

Name

John Roehm

Address

2039 W. 263rd St.
CA
90717

Email

romejohn@sbcglobal.net

Sent from [The Mono-logue](#)

Kelly Karl

From: Celia Ronis <celiaronis@comcast.net>
Sent: Thursday, August 15, 2019 8:50 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been a visitor to the Mono Lake area for almost 20 years, having been attracted by the striking beauty of the region. I am a serious amateur botanist, birdwatcher and photographer. One of the attractions of the Lee Vining area has been the small footprint of the town on the region. Not taking away from the natural beauty of this unique part of the world.

In conclusion:

Please re-consider the new proposal as it fails to truly protect the jewel you have been entrusted with.

Name

Celia Ronis

Address

1429 acton street
Berkeley, CA
94702

Email

celiaronis@comcast.net

Sent from [The Mane-logue](#)

Kelly Karl

From: Donna Rose <larosa42@gmail.com>
Sent: Thursday, August 15, 2019 11:29 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have travelled through this area often and appreciated the absence of large tourist attractions that impact the ability to enjoy the natural beauty of the area. I'm also very concerned about the impact this project will have on the wildlife and the environment.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Donna Rose

Address

2467 Friendly St
Eugene, OR

Email

larosa42@gmail.com

Sent from [The Mono-logue](#)

From: Karen Rosenbaum <krstuff@sbcglobal.net>
Sent: Monday, August 19, 2019 6:42 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

We have visited and loved Mono Lake over the years. We are concerned that this fragile space is not being protected adequately.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and

mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Karen Rosenbaum

Name

Karen Rosenbaum

Address

231 Stanford Avenue
Kensington, CA
94708-1103

Email

krstuff@sbcglobal.net

Sent from [The Mono-logue](#)

Kelly Karl

From: michael ross <meross@att.net>
Sent: Wednesday, August 21, 2019 4:59 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been coming to the Mono Basin for over 40 years and each visit renews my love of the remarkable scenery, wildlife, and the unique human community.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I enjoy my view of Mono Lake from the Sierra Escarpment. This project will be a blight in that view. With yearly increases in visitor traffic on highway 120 to Tioga Pass it is easy to imagine traffic issues related to this large project.

Over the years I have witnessed Lee Vining become a charming touristic town, the Inn and restaurant will add an element that increases traffic and is similar to building a shopping mall near a town. I am disturbed by the uncertainty of the presence of 11 special status bird and mammal species on the project site. More thorough studies need to be carried out!

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

This is the only project of its type in Lee Vining Canyon and extra effort should be made to ensure it does not harm the wild nature of this special place.

Name

michael ross

Address

P.O. Box 295
El Portal, CA

Email

meross@att.net

Sent from [The Mono-logue](#)

From: Nicholas Ross-Rhudy <nickrossrhudy@gmail.com>
Sent: Wednesday, August 21, 2019 3:10 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a life long resident of El Portal, California, and have spent many summers in Tuolumne Meadows both as an employee of Yosemite National Park where I have worked for over 15 years, and as a child with my dad who worked in Tuolumne Meadows as a naturalist. I have been visiting and enjoying the unique and beautiful scenery of Lee Vining and Mono Lake for my whole life. Lee Vining is one-of-kind when compared to other towns on the east side of the Sierra, such as June Lake and Mammoth, due to it's low-key, small town feel and it's relatively low level of development. It is for this reason that Lee Vining is a favorite place to visit not only for tourists from all over the world, but also for many "Sierra locals" such as my self who come from west, north, or south of Lee Vining to enjoy it's quiet character and natural beauty. Few places like Lee Vining still exist in the world, and it would be a shame for Lee Vining to become just another place that has traded it's unique, original flavor for the priorities of those who only care about money at the expense of something greater.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass

junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Nicholas Ross-Rhudy

Address

P.O. Box 295
El Portal, CA
95318

Email

nickrossrhudy@gmail.com

Sent from [The Mono-Joquer](#)

Kelly Karl

From: Phyllis Rothman <rothmanp@hotmail.com>
Sent: Thursday, August 15, 2019 10:23 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Phyllis rothman

Name

Phyllis Rothman

Address

1729 Madera St
Berkeley, CA

Email

rothmanp@hotmail.com

Sent from [The Money-logue](#)

From: Frances Rottner <rottners@suddenlink.net>
Sent: Saturday, August 17, 2019 10:49 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Frances Rottner

Address

141 North St
Bishop, CA
93514

Email

rottners@suddenlink.net

Sent from [The Mono-logue](#)

Kelly Karl

From: Ronald Rouda <roudahippo1@yahoo.com>
Sent: Friday, August 16, 2019 4:10 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a life long resident of California (72years) and have been coming periodically to Mono Lake and bringing foreign and us friends to the area for years. I find the uniqueness of the place and the open views both during the day and at night inspiring. The proposed project would be another nail in the coffin of visual stimulating open space. I live along the coast in Southern California and although we have the Coastal Act to try and protect the coast, in the cities that means height limits and keeping open view corridors on streets. That really doesn't do justice to the natural aspects of the Ocean. The proposed project by placing hotel buildings in currently open areas would bring the negative impact of city life to the countryside that I and others escape to from cities. At Mono Lake I love seeing the stars and planets without major light pollution while here in Los Angeles I am lucky to see a few stars on a clear night due to the light pollution.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

Name

Ronald Rouda

Address

1508 Oakwood Ave
Venice , CA
90291

Email

roudahippo1@yahoo.com

Sent from [The Mono-Logue](#)

From: Lynn Royce <lynnette.royce@gmail.com>
Sent: Tuesday, August 20, 2019 7:06 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

As a lifelong Eastern Sierra resident, I've witnessed the struggle to save Mono Lake. Thank goodness it is here today for all to enjoy. The last thing it needs now is a big eyesore on the hill above.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

This project, as proposed, is a no go. Please reject.
Thank you.

Name

Lynn Royce

Address

663 Sycamore Dr.
Bishop, CA
93514

Email

lynnette.royce@gmail.com

Sent from [The Mono-Lake](#)

Kelly Karl

From: Elizabeth Rubens <rubenselizabeth@gmail.com>
Sent: Friday, August 16, 2019 6:11 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

We must work aggressively to preserve our natural wonders. Once they are destroyed, it is too late to repair the damage.

Name

Elizabeth Rubens

Address

6644 Lowanna Way
Indianapolis, IN
46220

Email

rubenselizabeth@gmail.com

Sent from [The Mono-logue](#)

Michael Draper

From: Anna Ruble <annarubleasl@gmail.com>
Sent: Friday, August 9, 2019 8:04 PM
To: Michael Draper
Subject: OPPOSE Tioga Gas Mart Expansion

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Draper,

I strongly oppose the upcoming plans for the Tioga Gas Mart Expansion in the pristine gateway to Yosemite. This area is beloved for its scenic views, as a home for wildlife, a haven for people from around the world to come and feel calm and peace, to backpack, hike, and enjoy the dwindling natural places we have left in America. Not only would this be a threat to all of that, but it would also be an incredible blow to the economy for the local towns, specifically Lee Vining. This corporation doesn't care about or know the workings of this special place. They should not be the ones to be stewarding business in this fragile area. It would mean loss of jobs and financial stability for much of the local community.

There is so much damage to be done to this fragile, beloved, treasure of the Eastern Sierra from this corporate expansion. The local community, the wildlife, the birds, the plants, the views, and the sanctuary of this place to so many depends on it NOT happening.

Save what makes this place special! Please OPPOSE the Tioga Gas Mart Expansion.

Thank you for your time,

Anna Ruble

From: Tony Ruiz <daddioroo@gmail.com>
Sent: Sunday, August 18, 2019 2:15 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My name is Tony Ruiz And I recently lived in Lee Vining for five years. Even though I no longer live in the area, I visit yearly and I am very attuned to the environmental and physical impacts that this project will have for the area.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I realize that this project will be a boon to the local businesses. However, the scenic value and added traffic and not to mention the visual impact that this project will impart will truly black the region.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please find alternatives to this project with less impacts to the area.

Name

Tony Ruiz

Address

117 W. 10th Ave
Escondido , CA
92025

Email

daddioroo@gmail.com

From: Diane Rutzen <dianerutzen@gmail.com>
Sent: Tuesday, August 20, 2019 9:31 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I first came to Mono Lake in 1960 as a child with my parents and family. Each year we would go camping in the Inyo and Mono counties area. Many times visiting Mono Lake and Bodie. Later I became a Mono Lake Committee member. My children also have enjoyed the area many times. Photography of the Mono Basin has been an enjoyable pursuit.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County

approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please consider a project that would have less of a visual impact on this beautifully unique landscape.

Name

Diane Rutzen

Address

2991 San Angelo Ave
Simi Valley, CA
93063

Email

dianerutzen@gmail.com

Sent from [The Mono Inguo](#)

From: Susan Ryan <smryan8@gmail.com>
Sent: Thursday, August 15, 2019 5:48 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a frequent visitor, environmental researcher, and nature enthusiast. I have been coming here for 30 years.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am particularly concerned about the impact on wildlife and the general environment.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please reevaluate this plan. Hurrying through this will result in harm to all involved except some financial interests. Mono Lake/County and Lee Vining deserve better!

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely

Name

Susan Ryan

Address

31 Dolores Street
San Rafael, CA
94901

Email

smryan8@gmail.com

Sent from [The Mono-logue](#)

Bentley Regehr

From: Dt T <polomoniumholmes@gmail.com>
Sent: Friday, August 16, 2019 4:45 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a Mono County resident, and I am in support of the Mono Lake Committee's take on this project. I believe it will negatively affect various aspects of this pristine area, which, as we know, especially in California, are disappearing too quickly. This proposal by Mono County should have been thought out more carefully so that the least amount of impact would be made on the environment, residents of the county/Lee Vining area, and the visitors who enjoy this lovely area. Thank you for your consideration of an updated proposal to take all these factors into account.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go

forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

The hotel and restaurant component of the proposal is not desirable. Please listen to the residents of our county and revamp this.

Name

Dt T

Email

polomoniumholmes@gmail.com

Sent from [The Mono-Lodge](#)

From: Adam Tait <taitadamj@gmail.com>
Sent: Wednesday, August 21, 2019 8:49 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I live and work near the Mono Basin and the proposed project area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is

no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

We need to value our landscape beyond it's commercial viability. IF we are going to build it should also be along with the land instead of planting a bunch of obscene buildings no one will want to live in.

Name

Adam Tait

Email

taitadamj@gmail.com

Sent from [The Mono-logue](#)

From: Mark Takaro <mctakaro@gmail.com>
Sent: Monday, August 19, 2019 5:14 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been visiting the area since 1981 and find it to be one of the most distinct environments on the east side of the Sierra Nevada, due to it's untrammelled vistas. The proposed project would permanently mar those vistas and introduce direct harm to the Mono basin's wildlife and environment.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

The present level of services provided by the Mobil station are sufficient for the needs of travelers and residents in the area and the significant impacts incurred by a project of this size are more than the local environment can accommodate.

I urge you to reject the present proposal and seek a cancellation or major reduction in the size of the project.

Thanks you for your consideration and please do all that you can to preserve the pristine quality of the Mono Basin.

Name

Mark Takaro

Address

3026 Stanton St.
Berkeley, CA
94702

Email

mctakaro@gmail.com

Sent from [The Mono-Logue](#)

From: Dave Taylor <taylor.dave60@yahoo.com>
Sent: Thursday, August 15, 2019 5:09 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have hiked the eastern Sierra since I was a child sixty years ago. This area is special and must remain mostly undeveloped.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and

mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Dave Taylor

Address

2975 Santa Anita Ave.
Altadena, CA
91001

Email

taylor.dave60@yahoo.com

Sent from [The Mono-Issue](#)

Kelly Karl

From: Greg Taylor <gmt8801@aol.com>
Sent: Friday, August 16, 2019 12:46 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

Categories: Tioga Inn

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a long time Inyo County resident and regularly recreate, travel, and patronize the current businesses through Mono County on the 395 in the area of question.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I believe this proposed development will be of no benefit to the average resident of Mono County, but really only benefit a few rich developers who stand to profit from this. The area surrounding Mono Lake is good "as is," and this kind of development will only lead to development creep.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please remember that the real value of Mono County lies in its current natural state and scenic beauty.

Name

Greg Taylor

Address

386 Short St
Bishop, CA
93514

Email

gmt8801@aol.com

Sent from [The Mono-logue](#)

From: Jennifer Taylor <jht8801@aol.com>
Sent: Thursday, August 15, 2019 9:21 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family lived in Bishop for many years. We moved away but it is still a pleasure to return back to the beautiful eastern Sierra area for rest and relaxation.. This entire area must have as little development as possible to preserve the distinct and wild wilderness that is so easily damaged by developers that do not have the foresight to preserve our beautiful lands. It would be so easy to destroy the beauty of this area with development, please don't allow it. Before voting for such changes go out and explore the area for yourselves. Take a hike and stay the night. Listen to the wind and view the beautiful night sky. It is our duty to preserve all of this beauty for future generations

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Jennifer Taylor

Address

11469 Aster Street
Loma Linda , CA
92354

Email

jht8801@aol.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Tess Taylor <tess_taylor@mac.com>
Sent: Monday, August 19, 2019 10:16 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I just don't feel that you're adequately considering the impact on this fragile landscape.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Mono lake is a beautiful treasure.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

This can be redesigned to be a win win for nature and people. But you've fattened it up too far. Make something that lets everyone win and you'll be richer the long run.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Tess Taylor

Name

Tess Taylor

Address

tess_taylor@mac.com

AL

Email

tess_taylor@mac.com

Sent from [The Mono-logue](#)

Kelly Karl

From: T C <tcnews@sonic.net>
Sent: Friday, August 16, 2019 9:56 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been visiting the Mono Basin area for over 40 years now and have no wish to see the proposed development implemented. This project would severely degrade the visual and ecological environment. Do not allow this project to go forward!

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

T C

Email

tcnews@sonic.net

Sent from [The Mono-logue](#)

Kelly Karl

From: Lawrence Tehero <ltehero@comcast.net>
Sent: Thursday, August 15, 2019 5:30 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a retired high school instructor. I have been spending time in the Mono Lake Basin most years, often multiple times a year, since 1974. I am an avid hiker, camper, photographer, birder and fisherman. I also have been supportive of the preservation of Mono Lake and its natural landscape since that first visit. I just returned home from an eleven day visit and am already looking forward to my next visit.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

As much as I enjoy the food and free outdoor music that the Mobile station provides I am concerned that the current proposal does not take into account the negative visual impact that it will have on the surrounding natural landscape.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

It is imperative that all concerned parties and public agencies have the opportunity to study the current proposal and have time to develop and submit alternatives that substantially address concerns with the proposal as it is currently written.

Name

Lawrence Tehero

Address

228 North K st
Livermore, CA
94551

Email

Kelly Karl

From: Jennifer Tenney <jentenmd@gmail.com>
Sent: Monday, August 19, 2019 2:36 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family and I treasure our time in the mono lake basin, the beauty and freedom from city noises and lights.

Our time there feels sacred. A welcome relief from the chaos of the bay area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
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- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please help maintain the pristine unspoiled beauty of this lovely part of California.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Jennifer Tenney

Name

Jennifer Tenney

Address

1412 Grand Ave
Piedmont , CA
94610

Email

jentenmd@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Ronald Thompson <kitacoastron@charter.net>
Sent: Thursday, August 15, 2019 8:11 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Greetings Mono County,

I first saw Mono Lk. as a teen, about 1954. Since then have tried to take an interest in it and do donate money for its conservation, not development.

Besides what is said about the new inn being an eye-sore. What about its water that is taken from the trout that would go into the lake to forage. What about the sewage that the inn will generate? What about the extra traffic? And what about all changes being something never to go back on?

Something like this inn is being planned for the scenic village of Trinidad, north of the Eureka Area. Plans there are for a 100 room 4 story inn that will change the view people see of the area and put a heavy tax of the village's water supply. If it goes ahead it too will forever change the quality of that area.

Please keep Mono Lk and its basin as natural as possible. Enough changes in enough places are happening already.

Thank you for reading this this far.

Sincerely, Ronald Thompson

Crescent City, Del Norte Ca.

kitacoastron@charter.net

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely, Ronald Thompson

Name

Ronald Thompson

Address

320 Napa st.
Crescent City, CA

Email

kitacoastron@charter.net

Sent from [The Mono-logue](#)

Kelly Karl

From: Linda Tiffany <shama.aria@gmail.com>
Sent: Thursday, August 15, 2019 11:11 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

As a native Californian and an annual visitor to the Mono Basin for the last 10 years, development in this area greatly concerns me.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The project is far too big and as the Draft SEIR outlines the adverse impacts too severe. As a visitor to the area it significantly detracts from the both the beauty and attractiveness of the entire area.

In conclusion:

To me it is the unique, wild and beautiful nature of this place which keeps me coming back. Positively I will not use this intrusive and frankly, ugly facility. I can only say that if the project goes forward as in the draft I, and I'm sure many like me, will resent its presence every time we see it. It is not in accordance with the main draw of the Mono Basin which is rare today -- open, unfettered views of undeveloped, untrammled land. Being able to view such an area is both calming and beneficial to people, a rare opportunity these days. Replace it with a 3 storied building? Send it to the city!

Name

Linda Tiffany

Address

2210 1/2 Stuart
Berkeley, CA
94705

Email

shama.aria@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Robert Toltowicz <robert.toltowicz@yahoo.com>
Sent: Thursday, August 15, 2019 5:02 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I annually visit Mono lake during my cross country trips to visit relatives in Reno NV. I lived in the wonderful state of California for 30 plus years up until 2014. I would travel along 395 two to three times a year on my way to Reno. I always look forward to entering Lee Vining where I always stop for lunch and coffee and to visit Mono Lake.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

Please do not allow approve this poorly designed project that will negatively impact the small town atmosphere of Lee Vining and impact the beauty of Mono Lake.

Name

Robert Toltowicz

Address

306 Charles Dr
Galloway, NJ
08205

Email

robert.toltowicz@yahoo.com

Sent from [The Mono-logue](#)

From: Sheila Toner <shetoner@hotmail.com>
Sent: Friday, August 16, 2019 2:52 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I visit annually and love the areas unique ecosystem.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

While there is a valid need for more housing, other alternatives need to be considered. Why not infill some of the vacant areas in Lee Vining ? Several smaller housing units would appear to be preferable to the current plan.

Name

Sheila Toner

Address

13111 Thistledown Ct
Auburn, CA
95603

Email

shetoner@hotmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Mallory Traughber <mallorytraughber@gmail.com>
Sent: Saturday, August 17, 2019 2:03 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Mono Lake is an incredibly beautiful place and I would like to see it remain more natural.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

Name

Mallory Traughber

Address

2412 Harrison Street, 103
San Francisco, CA
94110

Email

mallorytraughber@gmail.com

Sent from [The Mono-logie](#)

From: Andy Traynor <slugger4024@yahoo.com>
Sent: Tuesday, August 20, 2019 7:26 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

As a former resident and family member of current resident I feel that the scope of this project is to large for the town.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Project aims to alter the landscape of mono county an Lee Vining as a whole in a negative way. This resort will not only be an eye sore for visitors and residents of the high country, it will sit empty for 6-9 months every year. At which point where do the jobs go where do the employees stay... other things to consider: would need a permanent fire,EMS, and police departments. The cost accosiate with an increase in county services is disproportional to the size of the permanent resident during the off season.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I oppose this project in full.

Name

Andy Traynor

Address

2161 Sherman Dr
Pleasant Hill, CA
94523

Email

slugger4024@yahoo.com

Sent from [The Mono-logue](#)

From: Brian Treanor <btreanor@lmu.edu>
Sent: Sunday, August 18, 2019 6:55 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have recreated, and occasionally lived, on the Eastside of the Sierra Nevada for almost four decades. Hiking, fishing, skiing, and climbing are some of the many things that draw me to the area. All of these activities--with the exception of inbounds, resort skiing--are attractive in part because one is able to get away from excessive development.

I understand why small communities like Lee Vining want development dollars and jobs in their towns; but one only need to survey mountain towns throughout the west to see what poorly-planned development does--it destroys communities and environments. Bringing investment to Lee Vining is a good thing, and even though I am not at all a fan of the increasingly crazy scene at the Mobile, I realize that it is in many ways a good thing for the wider community. However, planting a relatively large hotel on that same site, along with substantial housing allotments for employees, is going to ruin the character of the community and the environment surrounding it. The last thing we need is a hotel of that size at the entrance to Tuolumne Meadows.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Brian Treanor

Email

btreanor@lmu.edu

Sent from [The Mono-logue](#)

Kelly Karl

From: Dylan Trimarchi <trimarchi15@gmail.com>
Sent: Tuesday, August 20, 2019 7:44 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been coming to the mono area for some time and more frequently in the past year since living full time in Bishop. I am an avid outdoor enthusiast and drawn to the rich community of climbers, hikers, and naturalist. The mobil has always served as somewhat of a central meeting spot and cherished as a little gem outside of the park. I love the size of town of Lee Vining and fear over development. If things can just stay the way they are and preserve the best view of the lake to the public around. Build the hotel somewhere else, the "flag pole" must stay the same!

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

It just seems money is the only driver here and it seems there is already enough lodging in town. Building the hotel mean 30 vans and rvs per night parking elsewhere in town.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic

impacts to a less than significant level.

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Don't build that piece of crap just to cash in on the tourist.

Name

Dylan Trimarchi

Address

230 polaris dr
bishop , CA
93514

Email

Kelly Karl

From: Paul Tuf <tioga.inn.seir@pauldavidtuff.com>
Sent: Monday, August 19, 2019 5:35 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been a member of Mono Lake Committee for over thirty years and visit the area every year.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and

mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Many of us long-time visitors to the area likely will boycott the Tioga Inn if this project goes forward as planned.

Name

Paul Tuff

Address

19394 Acclaim Dr
Salinas, CA
93908

Email

tioga.inn.seir@pauldavidtuff.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Mary Tumbusch <linkdog20@msn.com>
Sent: Friday, August 16, 2019 11:21 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family built a cabin in Mono City in 1962. Three generations have enjoyed the peace and serenity the area offers. I have hopes for the future that the basin will stand with time and that my grandchildren will love it as much as I have.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I have many concerns: the basin will change and become more of a "Mammoth Lakes" environment. I am a retired groundwater Hydrologist (USGS Nevada Water Science Center, 25+ years) and former Land Use Planner for the USFS. Besides for the enormous burden this development would place on the ecosystem there are still unanswered questions about climate change and what is forecast for the Eastern Sierra. Scarcity of groundwater Resources has been a HUGE issue in the past. Are you Mono County prepared to deal with these issues? Mono Lake is also a big concern, please learn from the past and stop this development!

Mary Tumbusch
Mono Basin property owner

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Mary Tumbusch

Address

9487 Old Stage Road
Central Point, OR
97502

Email

linkdog20@msn.com

Kelly Karl

From: Johnathon Turner <jt4turner@hotmail.com>
Sent: Saturday, August 17, 2019 9:18 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I've been coming yearly to the Mono Basin since 1974, and while I am thrilled to see the protections for the lake, I've also seen immense human impact on many of the fragile ecosystems there due to the increase in visitors.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I stopped at the Mobil station last week, on 8/11/19 and 8/12/19, and I was surprised at the crowds of people there. I understand the need for more lodging, yet the plans presented here for expansion are significant and could be too much all at once for this place.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I hope you will consider the special natural history of this area and work with those who want to retain the beauty of the basin by strenuously limiting the impact of this project.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely, Johnathon Turner

Name

Johnathon Turner

Address

306 Chace St
Santa Cruz, CA
95060

Kelly Karl

From: Neal Turner <neal@mailfence.com>
Sent: Friday, August 16, 2019 1:36 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I'm an occasional visitor to Mono Lake and longtime member of the Mono Lake Committee.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and

mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Allowing the project as proposed would mean Mono County giving up far more than it would gain.

Name

Neal Turner

Address

502 Mountain View St
Altadena, CA
91001

Email

neal@mailfence.com

Sent from [The Mono-Logue](#)

From: Larry Tusoni <larry@tusoni.com>
Sent: Friday, August 16, 2019 2:01 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My name is Larry Tusoni. We have a summer house on Mt. Olsen, and spend as much time in Mono county as weather permits. We frequent the Lee Vining area often, as well as Bridgeport, June Lakes and Mammoth Lakes.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I was personally very surprised to hear about the proposed development of the Mobil Gas station/restaurant. As it currently exists, I believe it is of reasonable size and appropriate for the area. I simply can't imagine why such a huge development would be allowed in such a fragile environment, particularly on a designated scenic highway. And, I can't imagine the need for such a huge development. The visual impact would be huge, and not in character with the area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic

impacts to a less than significant level.

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I am not certain, but I would imagine there would be a negative impact on the flora and fauna in the area

Name

Larry Tusoni

Address

2072 Mt. Olsen Road
Lee Vining, CA
93541

Email

Kelly Karl

From: Renna Ulvang <twocondors@aol.com>
Sent: Saturday, August 17, 2019 7:26 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

my husband and I have been birding and loving Mono lake and Lee Vining for over 30 years. We are Guardians of the Lake and want to protect it and its surrounding wildlands, wildlife and aesthetic beauty.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

AND THIS IS OF UTTER NECESSITY! Lee Vining and Mono Lake are part of a vast and beautiful ecosystem. The simplicity of the town of Lee Vining allows for maximum relaxation and a needed release from our already overcrowded home towns and cities.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Renna Ulvang

Address

6302 Shelter Creek Lane
San Bruno, CA
94066

Email

twocondors@aol.com

Sent from [The Mono-logue](#)

From: Carol Underhill <rangertarol@yahoo.com>
Sent: Tuesday, August 20, 2019 5:07 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I was born and raised in the Eastern Sierra in Bishop, California and my family prizes the wide open unspoiled spaces of the Mono Basin. We frequently hiked and camped in the area and valued the wildlife and views. I will never forget visiting the lake when I was young and feel that the area is incredibly unique and needs special protections.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Carol Underhill

Address

PO Box 261
Shasta Lake, CA
96019

Email

rangertarol@yahoo.com

Sent from [The Monologue](#)

From: Michelle Unger <ungerlings@gmail.com>
Sent: Friday, August 16, 2019 6:11 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I'm a California resident who frequently visits Mono Lake due to its beauty and ability to see nature in a wild habitat.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I would like to see a thorough evaluation of the project. It's difficult to believe no alternatives exist. Given the state of the environment with 1 MILLION species under threat of extinction, we need to keep wild places wild. New construction in non-urbanized areas should be the choice of last resort.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

If we want to fight climate change and extinction, it needs to start now with projects like this.

Name

Michelle Unger

Address

275 Parnassus Ave
CA
94117

Email

ungerlings@gmail.com

From: Karen Valentine <valenzday@earthlink.net>
Sent: Friday, August 16, 2019 7:04 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been coming to this area since I was 7 years old, that's 65 years of visiting and loving this area. As a professional photographer, I have photographed the Eastern Sierra extensively for over 50 years and my favorite subject has always been the Mono Lake area for it's wild and unspoiled beauty, the vistas that go for miles and the pristine views of the moody Sierra Nevada Mountains. I am very concerned that this project will change that forever.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.

- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

The Mono Lake area is too precious and has been fought for for too long to make such a hasty decision in favor of a plan that obviously is not in the best interests of the area. Again it seems that money is being favored over quality of life, a way too commonly chosen of late. Shortsighted and self serving.

Name

Karen Valentine

Address

720 A Olson Road
Soquel,, CA

Email

valenzday@earthlink.net

Sent from [The Mono-logue](#)

From: Victoria Van meter <vicky.vanmeter@gmail.com>
Sent: Thursday, August 15, 2019 5:11 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My husband and I love the beauty of the eastern sierras and visit Lee Vining often. Visitors from around the world come to enjoy the wildlife, the vistas and the dark sky. They thought of this large project marring the landscape and lighting the skies is very upsetting.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please do the right thing and don't ruin one of the last places that has not been marred by thoughtless development.

Name

Victoria Van meter

Address

324 BUTTERCUP CT
SONOMA, CA
95476

Email

vicky.vanmeter@gmail.com

Sent from [The Mono-logue](#)

From: Sherrill VanSickle <blondbs@yahoo.com>
Sent: Friday, August 16, 2019 11:29 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I've been coming up to Mono Lake since I was 12 years old, sometimes yearly, and as I got older, 3-4 times (or more) per year. Trying to envision the impact of this proposed expansion is mind-boggling & disheartening. I understand the need for more revenue for the town & surroundings, and affording locals more jobs is a great idea, but this seems like it will radically alter the area in a way that will increase its popularity to the point of extreme over-use, traffic, and damage to the local beautiful scenery.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.

- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please rreconsider this extreme expansion ****very**** seriously, and think of what it will do to the relative serenity & beauty of the area.

Name

Sherrill VanSickle

Address

36905 37th St. E
Palmdale, CA
93550

Email

blondbs@yahoo.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Gael Venn <gvenn@sbcglobal.net>
Sent: Tuesday, August 20, 2019 10:06 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a frequent visitor to the area and am greatly concerned about the planned project and its impact on a beautiful pristine area that should be allowed to stay that way.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and

mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please reconsider the lasting impact this project will have on the overall beauty of the area and the wildlife of the area.

Name

Gael Venn

Address

5920 Baltusrol Drive
Gilroy, CA
95020

Email

gvenn@sbcglobal.net

Sent from [The Monologue](#)

Kelly Karl

From: Merryn Venugopal <merrynvenugopal@gmail.com>
Sent: Wednesday, August 21, 2019 8:41 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been visiting the Mono Basin to climb and ski for years and I moved to the Sierra for work in May 2018.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am concerned for the character of the area and the increased traffic up the Tioga pass and into the east gate for the park.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I love this place and hope it doesn't make any changes that will lead to damage it can't undo.

Name

Merryn Venugopal

Address

PO BOX 54
Lee Vining, CA
93541

Email

merrynvenugopal@gmail.com

Sent from [The Mono-logue](#)

From: Frank Verstraete <fjverstraete@ucdavis.edu>
Sent: Friday, August 16, 2019 5:16 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a professor at UC Davis and very much appreciate the wonderful nature experience Mono Lake has to offer.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

We should do our utmost best to preserve this unique place for our children, grandchildren and beyond.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Your urgent attention to this important matter would be greatly appreciated.

Name

Frank Verstraete

Address

1007 Barkley St
Davis, CA
95616

Email

fjverstraete@ucdavis.edu

Sent from [The Mono-logue](#)

Kelly Karl

From: Russell Volksen <fikus7@hotmail.com>
Sent: Wednesday, August 21, 2019 4:03 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I regularly visit the Mono Basin and the natural beauty of the landscape is its primary attraction. I feel that there is an inherent appeal to the area because it is largely undisturbed. the primary focus of the area should be on the natural setting and the plants and animals that make the area so unique and special.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to

expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Russell Volksen

Address

2117 22nd Avenue
Sacramento, CA
95822

Email

fikus7@hotmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Joan Wager <joanwager2004@comcast.net>
Sent: Friday, August 16, 2019 10:28 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Mono Lake is that rare natural wonder, exquisite in its healing ability, inspiring in its beautiful weirdness and rare units complex geology.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and

mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

The proposed project will be a wound on the landscape for decades

Name

Joan Wager

Address

1099 Cragmont
CA

Email

joanwager2004@comcast.net

Sent from [The Mono-Jouge](#)

Kelly Karl

From: Christian Wahl <oddwahl@yahoo.com>
Sent: Tuesday, August 20, 2019 7:45 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am first a nature lover. A nature that is pristine and unchanged over the years despite mans 'need' to usurp itself on our environment. I have photographed the basin many times, and particularly at night. I very much enjoy its unique beauty. A beauty that is rapidly disappearing, and will be gone if protections are not put in place. There is no need to act in haste. Please remember, a developers interest is profits. They will be gone before the beauty of the 'place' is gone. Please do not make decisions in haste.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to

expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

I have witnessed numerous projects where design considerations are pushed through a process already 'friendly' to developers, leaving behind an unmanageable situation that locals must live with for years to come. This area deserves better, with greater need and concern for the unique diversity of the area.

Name

Christian Wahl

Address

196 Mesa Verde Way
San Carlos, CA
94070

Email

oddwahl@yahoo.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Charles Walbridge <ccwalbridge@cs.com>
Sent: Friday, August 16, 2019 4:47 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Although I live in West Virginia, I visited the area often and have supported the Mono Lake Committee for decades.

Name

Charles Walbridge

Address

1886 Little Sandy Road
Bruceeton Mills, WV

Email

ccwalbridge@cs.com

From: Martha Walker <greenbean82@gmail.com>
Sent: Tuesday, August 20, 2019 11:27 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I've been coming to Mono Lake several times a year since I was a little kid and my parents have been coming here for decades, and have been committee members since its inception. This area is very dear to my heart for many reasons.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Martha Walker

Name

Martha Walker

Address

1550 Panoramic Loop
Grant's Pass, OR
97527

Email

greenbean82@gmail.com

Sent from [The Mono logue](#)

Kelly Karl

From: Dr Steve Walsh <drstevewalsh@aol.com>
Sent: Thursday, August 15, 2019 5:36 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I often visit this area and prize especially the “clean” vistas and scenic beauty!

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am concerned especially about damage to the vistas of this beautiful area!

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please consider carefully these detailed concerns about the proposed project and modify it to remove these potential problems created by the project!!

Name

Dr Steve Walsh

Address

50 Corte Madera Ave
Apt 2
Mill Valley, CA
94941

Email

drstevewalsh@aol.com

Sent from [The Mono-logue](#)

From: Steve Walsh <stevenothere@yahoo.com>
Sent: Saturday, August 17, 2019 8:32 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I was born and raised in the eastern Sierra and have spent a lifetime watching iconic landscapes marred by ill-considered projects designed with nothing more than the bottom line in mind. Now it's happening again, this time in the Mono basin. This is hard for me to swallow.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

The negative impacts of this proposal are going to be in the Mono basin indefinitely if not permanently. The place is too rare to allow changes of this nature on the landscape without addressing the concerns of those now and in the future whose experience of the basin will be forever negatively affected if the project goes ahead as currently designed.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

Steve Walsh

Address

PO Box 463092
Escondido , CA
92046

Email

stevenothere@yahoo.com

Sent from [The Mono-Logue](#)

Kelly Karl

From: Tracey Walsh <montarasunshine@hotmail.com>
Sent: Friday, August 16, 2019 6:47 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

We live on the San Mateo Coast of California, as our community is experiencing what happens when growth overwhelms a community.

We have been coming to the Basin for years... for the lake, quiet of the sunrises... the stars and little light pollution.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Scale down, if you must build!

Caring for the wildlife, the noise and light pollution and the size of the project... in sensitive areas... smaller is so much better!

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

In conclusion:

Thank you for your consideration... we must move slowly and consider all issues... after it is built... it is too late!

Name

Tracey Walsh

Address

PO Box 370261
Montara, CA
94037

Email

montarasunshine@hotmail.com

Sent from [The Mono-logue](#)

From: Marlene Walters <pikachu350@gmail.com>
Sent: Thursday, August 15, 2019 5:20 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a wildlife biologist who had the pleasure of studying the natural beauty of Mono County and the animals that reside there.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

We can never have back the natural areas that we destroy for the sake of profit. Mono Lake attracts visitors because of the lack of industrial eyesores. Don't drive people away with unattractive projects that harm wildlife and this community.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go

forward.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Consider a project that integrates with this community and habitat rather than detracts from it. Preserve our precious resources.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

Marlene Walters

Address

1415 Union Dr
Davis, CA
95616

Email

pikachu350@gmail.com

Sent from [The Mono-logue](#)

From: Patrick Ward <oward@metrogroupfinance.com>
Sent: Wednesday, August 21, 2019 9:04 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family and ii have been going to the Sierra's for over fifty years. We most enjoy the serenity and open space feeling we get when we are there.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Mainly the visual impact created by such a large building for the area.It could be mitigated by better design, lowering to one story etc.I am also deeply concerned about the glare created by night lightning.I live in a neighborhood in Orange County that took out the street lights to eliminate the glare and it worked well.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

In conclusion:

Please represent the feelings of the stakeholders and approve a project that fits well into the current environment.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Patrick Ward

Name

Patrick Ward

Address

1001 Dove Street, Ste. 200
Newport Beach, CA

Email

pward@metrogroupfinance.com

Sent from [The Monologue](#)

From: Katy Warner <goslowgofar@yahoo.com>
Sent: Tuesday, August 20, 2019 9:50 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I live just "over the hill" from Mono Lake and spend a lot of time in the area during the summer months. I love the wild feel and the open beauty of the area. It's nice to see the one "gateway" to Yosemite still has a natural a peaceful entryway without all the congestion and tourist trap crap clogging it.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The plan will be a visual scar on an incredibly special landscape. The design appears to have no regard for blending into the natural surroundings. The park already has a user capacity problem. Bringing more to the area is only making it worse.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass

junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please don't ruin this beautiful special place. Leave the ugly uncontrolled development to the westside. Seriously, have you been to Oakhurst? It's horrible.

Name

Katy Warner

Address

9005A Meadowview Lane
Groveland, CA
95321

Email

goslowgofar@yahoo.com

Kelly Karl

From: Rebecca Waters <baguas@verizon.net>
Sent: Saturday, August 17, 2019 10:18 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a photographer that yearly travels to Eastern Sierra via 395 to explore and photograph the pristine beauty in the area. I regularly take photos of Mono Lake, South Tufas.

<http://www.rwatersphotography.com>

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am opposed to the proposed plan by the development department. The plan will have a SIGNIFICANT visual impact to the area. In addition, the impact to the wildlife will be horrible.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass

junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please keep this area pristine for all to enjoy in the future.

Name

Rebecca Waters

Address

15019 Calle La Paloma
Chino Hills, CA
91709

Email

baguas@verizon.net

Kelly Karl

From: Joan Weaver <hoansw@yahoo.com>
Sent: Friday, August 16, 2019 12:38 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I've visited the gorgeous Mono Lake area and cannot imagine such a terrible bunch of buildings and lights, etc., tearing up and ruining this fantastic area! This project must be completely and immediately denied!!!

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I say, "Cancel this expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three" immediately!!!

Name

Joan Weaver

Address

22351 Mission Circle
Chatsworth, CA
91311

Email

hoansw@yahoo.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Caprice Weber <alexw1350@aol.com>
Sent: Friday, August 16, 2019 8:53 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Hello,

I am a frequent visitor to the Mono Lake area. I appreciate the peaceful natural look of the location. More urban development certainly would not improve the Mono Lake experience.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please consider the negative long term reactions to urbanizing this beautiful area. Tourists are interested in nature not dense development

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely

Name

Caprice Weber

Address

4565 Pearl Dr
Santa Rosa, CA
95409

Email

alexw1350@aol.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Michael Weber <mleoweber@aol.com>
Sent: Friday, August 16, 2019 7:41 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My wife and I have enjoyed the grandeur and view-scapes of the Mono Basin for decades. We have owned property in Lee Vining and understand the need for housing. However, the proposed housing project aggravates impacts from a previously approved housing project that were only partially mitigated. As a result, the proposed project will fundamentally change the view shed leading into Yosemite that is one of the great view sheds in the world. In addition, the creation of so large a settlement in such a wild area will likely disrupt wildlife behavior well beyond its borders.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The SEIR should provide a full range of alternatives that reduce or eliminate the impacts of the proposed project. These alternatives should be fully analyzed and compared, so that decision makers can make informed decisions.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

The entrance to Tioga Pass is unforgettable. I remember well when I first saw Tioga Pass as my family drove down Highway 120 in the 1950s. That drive was my introduction to the Great Basin and its awe-inspiring grandeur. My wife and I urge you to do your best in conserving that grandeur.

Name

Michael Weber

Address

1606 P Street Unit 203
Sacramento, CA
95814

Email

mleoweber@aol.com

Kelly Karl

From: Katherine Weedman <kickadeee@aol.com>
Sent: Tuesday, August 20, 2019 7:26 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My name is Katherine Weedman. I visited this area while on vacation.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Katherine Weedman

Email

kickadeee@aol.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Wendy Weikel <wendyweather@outlook.com>
Sent: Friday, August 16, 2019 1:06 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In conclusion:

Good design is extremely important, including darkness at night and non visibility for the many who enjoy and partake of this beloved area.

We have easy technology to darken, like timers and sensors and shields.

Name

Wendy Weikel

Address

1015 Sierra St.
Berkeley, CA
94707

Email

wendyweather@outlook.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Carol Weinstein <crae20@hotmail.com>
Sent: Friday, August 16, 2019 5:53 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the **Subsequent Environmental Impact Report** that has been prepared for the proposed expansion of the **Tioga Inn Project** and associated **Specific Plan Amendment Number Three**.

I was introduced to Mono Lake as a child, through my father, who was a graduate and then guest faculty member at Deep Springs College.

I have become a birder (raptor migration especially), and I treasure Mono Lake as an unparalleled haven for migrating birds, as well as simply being stunningly beautiful and critical to the local ecosystem.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am concerned that this planning has been rushed and incomplete. Neglecting to provide exhaustive and thoroughly researched projections of the long term effects of this project is unnecessarily reckless.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

If you are planning to build a tourism-based business, and in the process of building that business, you destroy the beauty and health of the surrounding area, you are simply shooting yourself in the foot.

Please take the time practice good project management principles here: reconsider your project objectives, and correct course on your project planning.

Name

Carol Weinstein

Email

crae20@hotmail.com

Sent from [The Mono-Logue](#)

Kelly Karl

From: Suzanne Weller <suzfltplyr@gmail.com>
Sent: Saturday, August 17, 2019 11:54 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a resident in the Coleville area and not only enjoy the wild beauty of Mono Lake and trails around Lee Vining, I also bring visitors to the Mono Lake area from all over the country and world. This project would make this area as ugly as everywhere else.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

Please consider other alternatives that are less visible with less impact on this unique area.

Name

Suzanne Weller

Address

123 Pinenut Road
Coleville, CA
96107

Email

suzfltplyr@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Sharon Weremiuk <sharonweremiuk@yahoo.com>
Sent: Thursday, August 15, 2019 7:11 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

the first time I visited Mono Lake was in the mid-seventies and I was overwhelmed by the beauty there. It has such a rare stillness and peacefulness. I immediately donated and have been donating every year in order to preserve the beauty there as well as the water level.

I would be tremendously saddened to have any view compromised by additional buildings and lights. The remoteness of the place is one of the aspects that appeals to people, I believe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and

scenic Mono County deserve a better project design than the one currently proposed.

- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please reconsider development in this vital ecological area, I beg you.

Name

Sharon Weremiuk

Address

6672 Avenida La Reina
La Jolla, CA
92037-6220

Email

sharonweremiuk@yahoo.com

Sent from [The Mono-logue](#)

From: Tyler Wesolowski <TylerBWesolowski@outlook.com>
Sent: Tuesday, August 20, 2019 10:33 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Over the course of my entire life I have spent a lot of time in the Lee Vining area, largely because of its small town setting and the openness of the Mono Basin. The lack of change and nostalgic feel that the area offers is a big draw to my family and friends that regularly visit. The project as proposed will take away the allure of the area and open the door to further construction, threatening the natural landscape.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

If the project was to move forward, I would ask that a new location be taken into consideration, perhaps more "in town" in order to keep the natural beauty of the area and reduce the overall environmental impact the facility would have on local wildlife.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Although the facility would bring needed jobs and housing to the area, it may also drive visitors away that appreciate the area for its natural beauty. The project seems to be capitalizing on its proximity to Yosemite, while disregarding the environmental impact it will have on the local area.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

Tyler Wesolowski

Address

37800 Janus Dr
Palmdale, CA

From: Robert Westfall <rdw@dcn.org>
Sent: Wednesday, August 21, 2019 11:56 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a scientist with the US Forest Service and my summer research has been based in Lee Vining since 1997. I have been living and working in the area from June to October in the years since that time

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Robert Westfall

Address

878 Pierce Ln
Davis, CA
95616-9509

Email

rdw@dcn.org

Sent from [The Mono-logue](#)

From: Cody Westheimer <codymusic@me.com>
Sent: Monday, August 19, 2019 3:29 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I love the area ever since I was introduced to it a decade ago.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please consider the impact for our future generations!

Name

Cody Westheimer

Address

3127 Glendon Avenue
Los Angeles, CA

Email

codymusic@me.com

Sent from [The Monc-Logue](#)

Kelly Karl

From: Henry Westmoreland <westjunk1@gmail.com>
Sent: Thursday, August 15, 2019 7:37 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I was fortunate to spend three days in Lee Vining learning about Mono Lake in 1987 and have returned most recently in 2014. In the interim and since, I have been a staunch supporter of Mono Lake and educate people about its history and significance wherever I go (with my Mono Lake bumper stickers to start conversations about the treasure).

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

For the project to have its views of Mono Lake necessarily means that those at the lake will have to see the buildings instead of the lake's natural landscape setting. I have watched views succumb to homes built on ridges where they are visible for miles around. I deliberately set my home back from the ridge, where it cannot be seen from any road or from the Appalachian Trail the property adjoins. The project can and should be modified so as not to be seen from the Mono Lake and the highway to it.

In conclusion:

The SEIR must be revised to mitigate further intrusion upon the viewshed from Mono Lake and the highway.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely yours,

Name

Henry Westmoreland

Address

PO Box 600
Wingdale, NY
12594

Email

westjunk1@gmail.com

Sent from [The Mono-Logue](#)

From: Susan Wheat <cs wheat@charter.net>
Sent: Saturday, August 17, 2019 12:14 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

We have been coming to this area for years and want the landscape to remain the same: for scenic, wildlife, and everything else it impacts in the area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and

mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please take all these facts into consideration before allowing this project. Mother earth is much more important than the almighty dollar!!

Name

Susan Wheat

Address

4615 BEATTY DRIVE
Apartment, suite, unit, building, floor
RIVERSIDE, CA

Email

cswheat@charter.net

Sent from [The Mono-logue](#)

Kelly Karl

From: Bryce Wheeler <telebry@gmail.com>
Sent: Saturday, August 17, 2019 2:47 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a retired aerospace engineer and I have lived in Mammoth Lakes for 30 years. I am concerned about keeping this beautiful area as scenic as it is now. I have hiked here for years and always been grateful that I live here. I want to help keep this place as a special place to live and visit.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and

mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I think a large project such as this proposal need to be in a location less visible, or needs to be made much smaller. This project as proposed will have a negative on the small community of Lee Vining. It could overwhelm to Lee Vining schools. It will be an eyesore visible from Highways 395 and 120. It is not an an appropriate entry to Yosemite, which millions of tourists visit.

Name

Bryce Wheeler

Address

PO Box 3208
Mammoth Lakes, CA
93546

Email

telebry@gmail.com

Sent from [The Mono logue](#)

Kelly Karl

From: Howard Whitaker <hjameswhitaker@att.net>
Sent: Friday, August 16, 2019 10:17 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

Name

Howard Whitaker

Address

2041 Campton Circle
Rancho Cordova, CA
95670-8301

Email

hjameswhitaker@att.net

Sent from [The Monologue](#)

From: stacey white <white-stacey@sbcglobal.net>
Sent: Friday, August 16, 2019 10:51 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I spend weeks a year in the Mono Basin. The stupid gas station/Deli is enough of a mess..... pless dont ruin a good thing in the basin.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

IT will ruin the Mono Basin experience

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is

no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

PLEASE DON'T LET IT HAPPEN.....

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Stacey White

Name

stacey white

Address

819 windsor st
santa cruz, CA
95062

Email

white-stacey@sbcglobal.net

Sent from [The Mono-logue](#)

From: Stephen White <masonandwhite@earthlink.net>
Sent: Wednesday, August 21, 2019 3:20 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a 60 year old who has spent summers and winters on the East side and Mono Basin since the 1970's backpacking, camping, fishing and spending vacations with my siblings, wife and child. The serenity and beauty of the area always brings me back year after year.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I am VERY concerned that not enough due diligence has been done with this plan to ensure that it is implemented in an environmentally conscientious manner. Each of the items below are of the utmost importance to consider and rectify.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

The community of Lee Vining, Mono County and the vacationing public who come to spend their discretionary income all deserve better than what this current project provides. This ecosystem is a national treasure and your department owes a responsibility to current and future generations to get it right.

Name

Stephen White

Address

910 Orchard St
Santa Rosa, CA
95404

Email

Kelly Karl

From: Warren L. Whittier <wlwhittier@olyphen.com>
Sent: Friday, August 16, 2019 8:05 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a frequent visitor to Mono Lake, as I travel US395 to and from SoCal. I'm a resident of Washington state, and choose 395 as a scenic and restorative route over the I-5 corridor. In my opinion, the proposed development will add nothing positive to my experience, and I believe many, if not most, other travelers would agree. Please seriously reconsider this project in light of the enormity of what stands to be lost.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.

In conclusion:

Take the long view, folks; for your Grandchildren...and theirs!

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Very sincerely

Name

Warren L. Whittier

Address

1122 Madrona Street
Port Angeles, WA
98363-2329

Email

wlwhittier@olyphen.com

Sent from [The Mono-logue](#)

Kelly Karl

From: emily whittlesey <emilynow@gmail.com>
Sent: Tuesday, August 20, 2019 4:34 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have come and gone from the Sierra Nv mts for more than 65 years, and have no desire to see specifically the Mono Lake area threatened or ruined for the next generations!

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Hasty consideration of this project can only portend a disastrous future for the area.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

emily whittlesey

Name

emily whittlesey

Address

5140 Park Ave
Kelseyville, CA
95451

Email

emilynnow@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Paula Wiens <plwiens@gmail.com>
Sent: Friday, August 16, 2019 10:00 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family has deep roots in Mono and Inyo counties and we care deeply about this land.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Again, I urge Mono County to take another look at this project.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Paula DeDecker Wiens

Name

Paula Wiens

Address

1317 N. 10th Street
Boise , ID
83702

Email

plwiens@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Jenny Wilder <jensoasis@aol.com>
Sent: Thursday, August 15, 2019 5:47 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Mono Lake and its surroundings are near and dear to my heart. Driving up and back on Highway 395 (best in spring and fall) takes us on a very scenic trip between Northern and Southern California. Mono Lake is a favorite spot to stop because of its scenic values. Sometimes we stop at Lee Vining and Mono Lake on our way to Yosemite National Park.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

This draft SEIR does not adequately evaluate the significant visual impacts to the area and it does not include alternatives that would mitigate the aesthetic impacts.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Jenny Wilder

Address

19607 Sandy In
Apple Valley, CA
92308

Email

jensoasis@aol.com

Sent from [The Mono Logue](#)

Kelly Karl

From: Robert Willey <bbiw27@yahoo.com>
Sent: Monday, August 19, 2019 6:40 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I live in Mammoth and have seen the terrific destructive impact that our growth so far has wrought; I oppose such a large character-changing project.
Why another San Fernando Valley...inch by inch ??

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Robert Willey

Email

bbiw27@yahoo.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Rosemarie Willimann <rawillimann@yahoo.com>
Sent: Thursday, August 15, 2019 8:51 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a volunteer at Mono Lake and treasure the open spaces and quiet beauty of the landscape. International visitors admire the uncluttered nature of this scenic visitor area which so few and far between in our commercialization of the west

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

This project is too large! It will impact the vistas, the wildlife, the night sky and the visitor experience of this special place.

I believe it could address visitor accommodations and still be a positive addition to the natural environment.please

In conclusion:

Please reconsider the scope and design of this project. Once it is built it is impossible to go back to the drawing board.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Rosemarie Willimann

Name

Rosemarie Willimann

Address

P.O. Box 172
Bridgeport , CA
93517

Email

rawillimann@yahoo.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Clyde Willson <clydewillson@icloud.com>
Sent: Thursday, August 15, 2019 5:50 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a California resident who has been concerned with the Mono Lake area for more than 60 years. I would like my children and grand-children to be able to appreciate and enjoy this beautiful area without the presence of additional commercial development.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I have carefully considered all of the objections listed below and I agree with all of them.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Taken as a whole, I feel that these objections clearly merit a reconsideration of this project.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

Clyde Willson

Address

136 International Blvd
Oakland, CA
94606

Kelly Karl

From: Joel Wilson Wilson <openwatr@got.net>
Sent: Thursday, August 15, 2019 7:58 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a very long time appreciator of the Mono Basin. My background is in earth science and secondary education. I recognize the value of keeping the Basin as pristine as possible.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Mono Lake is one of the most unique places on planet Earth. This expanded development will bring an end to this uniqueness. Do you really want to be know for facilitating such a blight on this beautiful place?

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

Joel Wilson Wilson

Address

340 Dakota Ave Apt B
Santa Cruz, CA
95060

Email

openwatr@got.net

Kelly Karl

From: Ken Wilson <talontours@yahoo.com>
Sent: Saturday, August 17, 2019 4:20 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

As a frequent visitor to Mono Lake I value that Mono Lake has not been damaged by large-scale development. Do not let the greed of some ruin this special place for everyone else.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Ken Wilson

Email

talontours@yahoo.com

Sent from [The Mono League](#)

Kelly Karl

From: MICHELLE WILSON <mwilson920@msn.com>
Sent: Monday, August 19, 2019 6:28 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a photographer who comes to the Lee Vining/Mono Lake area several times a year to photograph the area. With the proposed project, the dark skies that I travel there to photograph would be severely damaged. From what I have read about the project, it would also be an eye sore on the beautiful landscape. Surely, there are alternatives to be considered that have much less impact on the dark skies and landscape.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County

approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

MICHELLE WILSON

Name

MICHELLE WILSON

Address

1320 Fairchild St
Las Vegas, NV
89110

Email

mwilson920@msn.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Rhonda Wilson <rlwphoto-1@yahoo.com>
Sent: Thursday, August 15, 2019 5:07 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

We have spent weeks and months down in the Mono Lake area, hiking, fishing and photographing. This has been since 1943 to be precise. The Tioga Inn should not enlarge any more than it already is. The impact to the area would be very detrimental. Traffic, noise, pollution would ruin the area and remove the current ambience that the Inn has now.

We say absolutely NOT!

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is

no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

It will be a huge detraction from the beauty of the area.

Name

Rhonda Wilson

Address

5550 Ventana Parkway
Reno, NV
89511

Email

rlwphoto-1@yahoo.com

Sent from [The Monologue](#)

Kelly Karl

From: Bernard Wolf <wolfbernard@yahoo.com>
Sent: Friday, August 16, 2019 12:54 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been traveling to the Eastern Sierras for the last 35 yrs. The Mono Lake area I consider to be one of the most spectacular areas of the Sierras. I am a freelance landscape photographer and value deeply the natural beauty of this area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway

travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

Bernard Wolf

Address

233 Marine St. #12
Santa Monica, CA
90405

Email

wolfbernard@yahoo.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Tony Woltman <tonywoltman@gmail.com>
Sent: Wednesday, August 21, 2019 8:44 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been visiting Mono Lake for 50 years and enjoy its tranquility, rugged nature. I have learned so much about the lake and its necessity to so many bird species worldwide. This project ruins the nature of the area and does not belong there.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The visual impact of this project disrupts the nature of the area and should be maintained at a height to not be seen from 395 or South Tufa. The project can be altered to give the same number of units while minimizing the impact to the area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please revise this project to minimize the impact to Mono Lake and the surrounding area to preserve it for our children to enjoy as we have for decades.

Name

Tony Woltman

Address

4080 Goldfinch Street #6
San Diego, CA
92103

Email

tonywoltman@gmail.com

Sent from [The Mono-logue](#)

From: Darrell Wong <dwongfish@gmail.com>
Sent: Monday, August 19, 2019 9:06 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a Mono County resident who has been intimately involved with the preservation of Mono Lake and its environs for over 40 years and have great concerns that the project as proposed will result in unmitigable significant impacts to environmental and recreational resources of the Mono Basin and environs.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I believe that the lapse of time since the original approval of the project warrants a new review of potential project impacts given the increased emphasis of environmental and visual concerns, and heavy visitor use of the Mono Basin.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass

junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I believe that workforce housing, mostly for the Mammoth Lakes economy, should be located in the Mammoth Lakes area and not be displaced to create unmitigable impacts to nearby Mono County recreational areas, and result in increased hazardous travel conditions for commuting employees and other highway users.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Darrell Wong

Name

Darrell Wong

Address

Kelly Karl

From: Sam Wong <sam.w.wong@gmail.com>
Sent: Friday, August 16, 2019 1:38 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

Every summer, my father would take me and my sisters up to Mammoth Lakes to go fishing. Part of this trip included a drive up to Mono Lake and lunch at Mono Cone. Now my husband and I live in Reno, and one of the things we enjoy doing is driving down the 395 to Bishop and Mono Lake.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and

mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Sam Wong

Address

1875 Windsor Way
Reno, NV
89503

Email

sam.w.wong@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Joanne Woodard <woody7@fastmail.fm>
Sent: Sunday, August 18, 2019 3:34 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family and I have been enjoying the Mono Basin and surrounding area for nearly 40 years. We frequently visit the area numerous times during the year for quick weekend getaways and longer weekly vacations. Visiting the Mono Basin rejuvenates our spirits and helps us bond with each other, as well as Mother Nature.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to

expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

This area must be preserved for everyone's enjoyment now and for future generations!

Name

Joanne Woodard

Address

23732 Lucille Ave
Torrance, CA
90501

Email

woody7@fastmail.fm

Sent from [The Mono-logue](#)

From: Danah Woodruff <danahwoodruff@sbcglobal.net>
Sent: Thursday, August 15, 2019 7:58 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a grandma and hope to have Mono Lake and all the surrounding areas left unspoiled for my granddaughter. I'm taking her there next week so, at age three, she can begin to appreciate the unspoiled nature of Mono Lake. We live in a big city and it is necessary to experience nature on a regular basis.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

There absolutely must be alternate ways to build this type of project.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with

the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please, don't just think of the immediate profits. Please consider all concerns expressed in this letter.

Name

Danah Woodruff

Address

4185 Huerfano Ave
San Diego, CA
92117

Email

danahwoodruff@sbcglobal.net

Kelly Karl

From: Roseanna Woods <yogawoods@yahoo.com>
Sent: Thursday, August 15, 2019 8:06 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I live in Sonoma county and have for years enjoyed the Eastern Sierras, Mono Lake basin. This is a pristine area and the proposed expansion of this project will be a blight on the beauty of this area. After all, it's why we come to this area to enjoy the vistas and undisturbed beauty.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to

expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please reconsider and study how this will affect the long term beauty of this area. Especially considering that the previously approved hotel and restaurant have already been approved.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Roseanna Woods

Name

Roseanna Woods

Address

1918 Will Scarlet Ln
Santa Rosa, CA

Email

yogawoods@yahoo.com

Kelly Karl

From: Patrick Woodworth <pwood@sonic.net>
Sent: Thursday, August 15, 2019 5:19 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been coming to Lee Vining for the past thirty years and have a deep, enduring affection for the place and for the surrounding area. already I am seeing significant changes that alter my experience.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Up to now the Mobil Mart has added a dimension to my experience of Lee Vining. Recently with its large concert audiences, I've been disappointed to see a new level of commercialism that distracts from the essential wilderness/small town experience. I can only imagine what a project of this scope would do to that experience. Lee Vining would be transformed into another Mammoth/June Lake resort. What a loss of a unique environment.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic

impacts to a less than significant level.

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I sincerely hope further consideration will be given to this project. Once Lee Vining is transformed in this way, there will be no going back and that will be a tremendous loss.

Name

Patrick Woodworth

Address

422 Bonnardel Ave
Sebastopol, CA
95472

Email

From: Andrew Wright <lighthawkphoto@gmail.com>
Sent: Wednesday, August 21, 2019 11:10 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have a long relationship with Mono Lake and Lee Vining, going back fifty years. It would be a travesty to put such a large development in this location.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

Name

Andrew Wright

Address

12335 Fallen Leaf Lane
Nevada City, CA
95959

Email

lighthawkphoto@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Mike Wright <wrighton@junelakeloop.com>
Sent: Friday, August 16, 2019 9:44 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I've lived in mono county for 25 years and it wasn't development like this that attracted me. It is the quiet, the wildness, the mountains and the desert. Our lack of people is the attraction.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Ok, I've been here for a while and I am ok with change and development but this plan is just gross.. It is not positive sustainable development, It is sprawl! plain and simple. gross urban sprawl! A permanent scar.. A major change for the worst! Just say no please!

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.

- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.

In conclusion:

I'm done with the mobil just for thinking this... No NO NOOOO..

while I'm here.. side note about tioga green, I support that industry but I don't support the shady people running that business, not trustworthy people..

Name

Mike Wright

Address

p.o. box 346
June Lake, CA
93529

Email

wrighton@junelakeloop.com

Kelly Karl

From: Janet Yamanaka <jyamanaka1@mac.com>
Sent: Friday, August 16, 2019 4:33 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My husband and family have been coming up to the Mono Lake area for decades. Unlike Mammoth Lakes, the area is relatively pristine, and we have seen the positive impact on the environment thanks to the efforts of the Mono Lake Committee. I think it is important to preserve the area and not subject it to further development.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Mono Lake is a significant resource for migratory birds and waterfowl. Its value to the ecosystem cannot be overstated. Its value as a source of study, research and inspiration for the community, scientists, and creative individuals such as photographers and artists will be undermined by further developments particularly the dark sky features and views as you drive up Tioga Pass.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic

impacts to a less than significant level.

- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Janet Yamanaka

Address

1910 Loma Vista Street
Pasadena, CA

Email

jyamanaka1@mac.com

Sent from [The Mono-Logue](#)

Kelly Karl

From: Larissa Yates <leaayates@gmail.com>
Sent: Saturday, August 17, 2019 11:20 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My father, husband, and I visit Mono Lake every year or so to appreciate the unique, fascinating ecosystem. Last year we came and participated in our first canoe tour. We photographed the osprey nests and observed the brine shrimp. We also enjoyed the giant blazing star flowers, among others.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is

no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Mono Lake needs to be protected and respected. Its special environment deserves attention and recognition.

Name

Larissa Yates

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1622 54th St.
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95819

Email

leaayates@gmail.com

Sent from [The Mono-logue](#)

From: Benny Young <3nnyphoto@gmail.com>
Sent: Wednesday, August 21, 2019 12:46 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My name is Benny Young, Mono Lake is one of my favorite desolate destinations along highway 395 and to see development impede its desolate greatness would be a great disappointment to me, and I'm sure I'm speaking for unquantifiable amounts of others.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Benny Young

Name

Benny Young

Address

11041 Main Street
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Penngrove, CA
94951

Email

3nnyphoto@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Victoria Young <vikiyou@aol.com>
Sent: Tuesday, August 20, 2019 6:31 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I own the goat ranch there in Mono lake area. I don't want this to go through because it will ruin my scenic view oof the Sierra Nevada mountains.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I also don't like the idea that it will interrupt the migration of the deer and other will life in that area. Something a lot smaller maybebut not this. Maybe a few cabins that blend in with the rest of that area. It will stick out like a sore thumb for that area. I don't like the massive traffic it will bring. The area is not set up for that traffic. That alone will be bad for that area. I don't like it will bring so many more people that just want to look around. My ranch is private and not for people to break in just to see what it looked like in the good "old days". My ranch will be ruined with first one who just come to "look". It will spread like wild fire 'and we know how wild fire spread in that area' that the ranch exists. I don't want any very unwanted visitors.

All and all they can go build their 150 room, lite up the sky, hotel down in Mammoth area were they are already set up to handle that kind traffic. The lites alone will ruin the area. We don't need it there ruining the view of the beautiful dark sky's and stars. I for one really am against this bad project.

It maybe a good money maker for the company who s building it but really bad deal for the property owners around there. We DON'T need or want it.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I think the whole thing is a bad deal for Mono lake area. Also bad for the property owners. My family has owned our ranch for over 140 years. Any changes in the Mono lake area in all those years have been a whole lot more considerate of the land owners and residents how they feel. This should be more important than some money making deal. It a shame to ruin this area just for money.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Victoria Young

Name

Victoria Young

Address

4931 SE 54th St
Oklahoma City , OK
73135

Email

vikiyou@aol.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Veronica Yovovich <vyovovich@gmail.com>
Sent: Tuesday, August 20, 2019 1:57 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have close friends who live in Lee Vining, colleagues who have done research on human-wild systems in the Mono Lake area, and I spend a lot of time in the area.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The SEIR considers a "Reduced Development Alternative," which would reduce the housing development from 100 to 50 units, and states it is the "Environmentally Superior Alternative." The SEIR also rejects a "No Project" alternative, which is also identified as environmentally superior. A modified Reduced Development Alternative (with a greater than 50% reduction in the proposed housing development) should be considered and recommended in the SEIR, and the project as proposed should be rejected, along with rejection of any alternatives that include 100 units of housing, including the Cluster Design Alternative and the Apartment Design Alternative. As explicitly laid out in the SEIR, there are unavoidable negative impacts with any of the projects that involve that much housing—including on deer migration, traffic, visual impact, and safety.

Reasons cited against the Reduced Development Alternative and the No Project Alternatives are that they do not meet the project objectives of providing "sufficient workforce housing on the project site to accommodate a majority of employees of the hotel, the full-service restaurant and other onsite land uses (page 3-5)." The biggest problem with this entire project is that objective, which justifies the scale of the housing project based on a non-existent (though approved) hotel and a theoretical "workforce"

need. There is no guarantee that this hotel will ever be built (it has been approved for decades and not been built), and there is no current need for housing for its non-existent employees. Thus, we are stuck evaluating whether the housing project meets the needs of the hotel, which may or may not ever exist—we may end up with a 100 unit housing development for 300 people, more than doubling the size of Lee Vining, and no hotel for them to work at.

If this project were evaluated for what it is, a simple housing development for the sake of rental housing, the Reduced Development Alternative would be a perfect solution for providing housing on a scale that is actually currently needed in Lee Vining (in my view, housing for 30-60 people). I recognize the difficulty perhaps in changing the proposed goals and taking the hotel out of the equation, though I strongly urge you to do so—but a simple solution is project phasing. Please consider a Phased Project Alternative, where a small amount of housing (I propose 15 units) can be approved for current construction but the remainder of the “workforce” housing is contingent on there actually being an increased workforce when the hotel is built.

Please also change the title of the project to take out the word “workforce.” This title is misleading for the reasons I just explained—this housing is not contingent on a real workforce need and is really just a general rental housing development project. It is not going to be affordable housing (as stated by County officials at the public meeting in Lee Vining in July), and any regulations that residents must be working in Mono County are unenforceable. In the very title of the proposed project, the developer (and by extension, the county) is egregiously misleading the public of Mono County by using the word “workforce.” This is just rental housing, and any employed person can be housed in it, regardless of whether they are “workforce” for the Tioga Inn or not. This was made abundantly clear at the July public meeting in Lee Vining, with both the county and developer flip-flopping between justifying the project based on the hotel workforce and saying it is needed to provide general housing for areas as far away as Mammoth Mountain.

Because this proposal is not “workforce” housing, and because it is not contingent in any way on the construction of the hotel, I recommend you modify and re-evaluate the Reduced Development Alternative as defined in SEIR (a 50% decrease in units). I also urge you to consider another alternative which I’ll call “Reduced Development Alternative 2”, which would be a reduction in housing units of 80%, from 100 units to 20 units. Based on the calculations in the SEIR (100 units housing 300 people), 20 units would provide housing for about 60 people, which is much more fitting with the nature of the Mono Basin and would reduce negative impacts to non-significant levels, and would provide the amount of housing actually needed in the area, at a reasonable pace of development. As stated in the SEIR, the Department of Finance projects that the populations of Lee Vining and Mono City will increase by 52 and 41 people, respectively by 2040.

The current SEIR considers a 50% reduction in housing units for the Reduced Development Alternative. In my original comments on the draft EIR I recommended a 50% reduction from the 80 units proposed then (I proposed 40 units). In the SEIR, the number of units

has been inexplicably increased from 80 to 100 with no justification I could locate in the SEIR document. At the public meeting in July, county officials and the people who wrote the SEIR were also unable to explain the justification for the 20 unit increase in units from the draft to current version of the EIR. Please include a justification in the next draft of the SEIR for why 100 units are needed instead of 80.

If it is impossible to consider this project in separation from the approved hotel plan, please consider another alternative that I'll call "Phased Development Alternative." This alternative would allow a small amount of housing development (15 units) to be built immediately, with the remainder of the housing being contingent on actual workforce need at the Tioga Inn site (i.e., the hotel is being built and more housing is needed for real-life employees, not imaginary ones).

My final recommendation is that the project as proposed in the SEIR be rejected (i.e. "not recommended or selected"), along with the Clustered and Apartment Design Alternatives, because as the SEIR clearly states, these three alternatives include significant negative impacts that cannot be fully mitigated. These proposals would forever change the character, nature, and quality of life in the Mono Basin and Lee Vining through the following impacts identified by the SEIR:

- Significant visual impacts. Any approved project should reduce aesthetic and visual impacts to an insignificant level. Visual impacts should also be considered along with the impacts of the approved hotel and gas station, and not piecemeal (the visual impact will not be piecemeal)
- Significant, cumulative impacts on deer migration. Any mitigation for this would be contingent on outside agencies and not the developers; as such, the mitigation is unenforceable and not guaranteed, which is unacceptable.
- Impacts on public safety and traffic. Mitigation of these factors likewise depends on uncertain funding and approval from outside agencies, and is likewise unenforceable and not guaranteed.

To summarize, I recommend the following to be included in the Final SEIR:

- Reject (i.e. "do not recommend or select") the current project proposal, the Clustered Development Alternative, and the Apartment Development Alternatives because they have too many negative impacts that cannot be mitigated.
- Modify the stated project goals to strike reference to "sufficient workforce housing on the project site to accommodate a majority of employees of the hotel..." Re-word the project goal to be to provide a reasonable amount of general rental housing as needed for the Mono Basin/Lee Vining community.
- Take the disingenuous word "workforce" out of the project title. Replace with "Rental Housing."
- Re-consider the Reduced Development Alternative (at a 50% reduction in housing level) considering the project as a simple rental housing development for current real housing needs, and not as housing for the theoretical future hotel.
- Consider a Reduced Development Alternative 2 in which the amount of housing is reduced by 80% to 20 units.

- Consider a Phased Development Alternative in which 15 units are allowed to be built immediately, but the remainder of housing development is contingent on actual workforce need at the site.
- Justify in the Final SEIR why the development proposal was increased from 80 to 100 units; if there is no reasonable justification, please drop the proposal back to 80.

Name

Veronica Yovovich

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Santa Cruz, CA
94709

Email

vyovovich@gmail.com

Sent from [The Mono-loguc](#)

Kelly Karl

From: Lois Yuen <loisy@aol.com>
Sent: Thursday, August 15, 2019 5:59 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been coming up from Berkeley to Mono Lake for around 30 years, try to visit every year or two, and always recommend a visit to Mono Lake to visitors. Incidentally , I have often eaten at the Mobil Station restaurant.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Mono Lake is an incredibly special place, and the spectacular night have been a great pleasure to see over the years, along with the lovely landscapes.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with

the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, ~~at once--not in pieces.~~
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please protect Mono Lake from poorly planned development.

Name

Lois Yuen

Address

1940 Yosemite Road
Berkeley, CA
94707

Email

loisy@aol.com

From: Cindy Zacks <mamalorax@gmail.com>
Sent: Friday, August 16, 2019 11:48 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family owns a cabin in June Lake. I've been coming to Mono Lake for 35 years. My daughter was raised visiting Mono Lake. She is named "Sierra" after the mountain range where Mono Lake is found. I've been following Mono Lake issues for 35 years.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Mono Lake is a nearly pristine environment. It does not need more development of any kind. A project such as this will mar the landscape and negatively impact a delicate ecosystem.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

Please protect the Mono Basin from corporate greed!!!!

Name

Cindy Zacks

Address

po box 2183,
Joshua Tree, CA
92252

Email

mamaiorax@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Terri Zarow <terrizarow@gmail.com>
Sent: Tuesday, August 20, 2019 6:00 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I have been a regular visitor to the Mono Basin for over 60 years, when my parents first took me camping at Lee Vining Creek and I slept in a cardboard box. I continued the tradition with my son, and now visit regularly as a retiree.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

Something must be done to mitigate the glare and light pollution that would have such a negative impact on the night sky. There are already too few places left where the beauty of the universe is fully visible. The migration of the deer population must also be protected.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go

forward.

- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

I urge you to reject the current draft until these adverse effects are properly mitigated.

Name

Terri Zarow

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Placentia , CA
92870

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terrizarow@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Rudy Zeller <goforgoalrudy2@yahoo.com>
Sent: Thursday, August 15, 2019 8:53 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.

Name

Rudy Zeller

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429 mills dr,
Benicia , CA
94510

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goforgoalrudy2@yahoo.com

Kelly Karl

From: Jeanette Zerneke <zernjl@gmail.com>
Sent: Wednesday, August 21, 2019 4:55 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I've been coming to Mono Lake Basin since 1984. With a group of friends we camp, hike and sometimes swim in the lake. The wilderness, transition area from Mountains to Great Basin are a unique and treasured area for us.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The purpose of the SEIR process is to develop alternatives that are less environmentally detrimental and mitigate effects on the local communities.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go

forward.

- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Jeanette Zerneke

Address

Berkeley, CA
94708

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zernjl@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Ann Ziegler <ann000_0@hotmail.com>
Sent: Sunday, August 18, 2019 8:38 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

When traveling to Yosemite and Mammoth, I've always preferred to travel on the east side via Hwy 395. The subtle beauty of Mono Lake and relative peaceful quiet of the Lee Vining area provides a welcome respite from the bustle of the Park.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

The current plans (as of August 2019) appear vast and ugly, with no thought to incorporating such a significant influx in ways that do not destroy what people, both locals and visitors, find valuable in the Lee Vining and Mono Lake area.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does

not include alternatives that mitigate the identified impacts so that a good project can go forward.

- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once—not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

In conclusion:

This major development will alter Lee Vining, Mono Lake, and the Tioga Pass entrance to the Park for foreseeable future. This monumental change can either be made carelessly and haphazardly, resulting in the destruction of the area, or it can be made carefully and thoughtfully with long-term vision. I strongly advocate the latter path.

Name

Ann Ziegler

Address

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Seattle, WA
98107

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ann000_0@hotmail.com

Sent from [The Mono League](#)

Kelly Karl

From: Elizabeth Zuckerman <cust65@gmail.com>
Sent: Monday, August 19, 2019 9:14 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

I am a nature photographer who visits Mono Lake at least once annually, often several times annually. I regularly share photos of the lake with others and try to make as many people as I can aware of the lake and its issues.

Overall the project documents don't provide adequate alternatives and mitigation for the permanent impacts the project would create.

I have done several night photography workshops in the Mono Basin, and am concerned that excessive light from the project would impact the ability to do future such workshops.

In conclusion:

I love the food at the Whoa Nelly Deli and don't want to be a NIMBY, but I want the Tioga Gas Mart to work with the Mono Lake Committee to come up with a project that be environmentally sensitive.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely

Name

Elizabeth Zuckerman

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2129 Spaulding Avenue
Berkeley, CA
94703

Email

cust65@gmail.com

Sent from [The Mono-logue](#)

Kelly Karl

From: Katie Zukoski <katiezukoski@sbcglobal.net>
Sent: Monday, August 19, 2019 2:01 PM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

My family has spent many happy hours vacationing in the Mono Lake Basin enjoying the unique, wild & untamed vistas of this area on the east side of the Sierras.

In conclusion:

Please protect this unique place and develop it thoughtfully.

Thank you for considering my concerns with the expansion of the Tioga Inn project.

Sincerely,

Name

Katie Zukoski

Email

katiezukoski@sbcglobal.net

Sent from [The Mono-logue](#)

Kelly Karl

From: Steff Zurek <zurek@sbcglobal.net>
Sent: Wednesday, August 21, 2019 10:53 AM
To: Michael Draper
Subject: Comment letter regarding the Tioga Inn Draft SEIR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mono County Community Development Department: I am writing to comment on the Subsequent Environmental Impact Report that has been prepared for the proposed expansion of the Tioga Inn Project and associated Specific Plan Amendment Number Three.

As a California native, Mono Lake, Lee Vining and the surrounding landscape has been my go-to place since 1973. I had the great fortune to have accompanied my father on a trip he took to photograph the beautiful lake, using it as a backdrop for a print advertisement for Levi jeans, this is when I became smitten and have never looked back nor regretted this love affair which to this day is as strong as it has ever been. Over my lifetime, I have been through my share of difficulties including a few bouts of life-threatening illnesses. No matter how crummy I felt, Mono lake was still the only choice of destination when I felt a need to rest, regroup, and heal. I knew I could count on experiencing the ancient lake in all its moods as well as during all seasons and regardless of the heat, cold, biting flies, or wind, Mono lake would offer the gift of serenity, the sounds of rustling sagebrush, bird song, creek waters making their way down from the mountains and perhaps even coyotes talking to one another. When the sun set, I also could rely on the stars began to emerge one by one, as the darkness settled in, stars gathering in numbers as the fading light was replaced with pure darkness and the moon rose to the east. Timeless events, the ability to experience the natural sights and sounds without the intrusion of civilization - these were and still are just a few of the joyful aspects I've come to expect during visits to the high desert location of Mono Lake. The proposed plan will chip away and no doubt intrude into the pristine experience many of us have come to expect when making Mono Lake the destination from our homes in the bustling cities - I personally do not want to see urbanization intrude in such a forceful manner but wonder if there can instead be solutions found which will pack less of a punch.

My main concerns about the Tioga Inn project as presented in the Draft SEIR are the following:

- The project's visual impacts are significant, and the proponent has not considered sufficient mitigation to screen the Tioga Inn Workforce Housing Village.
- The Final SEIR needs to include project alternatives that reduce the visual and aesthetic impacts to a less than significant level.
- This project should not be visible from South Tufa or Hwy 395 south of the Tioga Pass junction.
- I urge Mono County to make additional efforts to balance the needs of the project with the unique, wild, and beautiful nature of this special place. The current draft project does not include alternatives that mitigate the identified impacts so that a good project can go forward.
- Mono Lake, the Gateway of Yosemite National Park, the community of Lee Vining, and scenic Mono County deserve a better project design than the one currently proposed.
- The previously approved hotel and restaurant already received special Mono County approval to create permanent adverse visual impacts. Now the proponent seeks to expand the project and create significant new visual impacts that will affect highway travelers and Mono Lake visitors every day. All visual impacts should be evaluated, and mitigated, at once – not in pieces.
- There are cumulative adverse impacts to migrating deer with this project, and there is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife.

Name

Steff Zurek

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4328 Salem Street
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94608

Email