



RESOLUTION NO. 95-20
BOARD OF SUPERVISORS, COUNTY OF MONO

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS
AMENDING THE TIOGA INN SPECIFIC PLAN**

WHEREAS, the Tioga Inn Specific Plan, which was originally approved in July 1993, requires that the Plan be reviewed on an annual basis; and

WHEREAS, during this review, several adjustments to the Plan have been proposed; and

WHEREAS, as discussed in the attached staff report, the proposed changes are minor in nature and are consistent with the County General Plan and the other provisions of the Tioga Inn Specific Plan; and

WHEREAS, an Environmental Impact Report has previously been certified for the Specific Plan; and


WHEREAS, in accordance with Section 15162 of the California Environmental Quality Act Guidelines, since no new significant impacts are anticipated, substantial changes in project circumstances have not occurred, and new information does not indicate additional significant effects or the need for additional mitigation measures, no further environmental analysis is required.

NOW THEREFORE BE IT RESOLVED that the Mono County Board of Supervisors adopts the following revisions to the Tioga Inn Specific Plan:

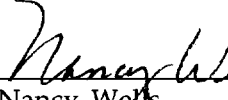
- 1) Amend Page 39 Figure 9, moving the proposed location of the water tank approximately 600 feet west to a site next to the proposed housing area on Parcel 4, as illustrated in Exhibit A.
- 2) Amend Page 20, Implementation Measure 1d(1), to allow for a two bedroom apartment, not to exceed 1500 square feet, as part of the Convenience Store/ Fuel Sales, as specified in Exhibit B.
- 3) Amend the text on page 12 to allow for the building of a Convenience Store before the Hotel, as specified in Exhibit C.

PASSED AND ADOPTED this 4th day of April 1995 by the following vote:


AYES: Supervisors Alpers, Farnetti, Lawrence, Reid, and Rowan.
NOES: None.
ABSENT: None.
ABSTAIN: None.


Tim Alpers, Chairman
Mono County Board of Supervisors

ATTEST:


Nancy Wells
Clerk to the Board

APPROVED AS TO FORM:


James S. Reed
County Counsel

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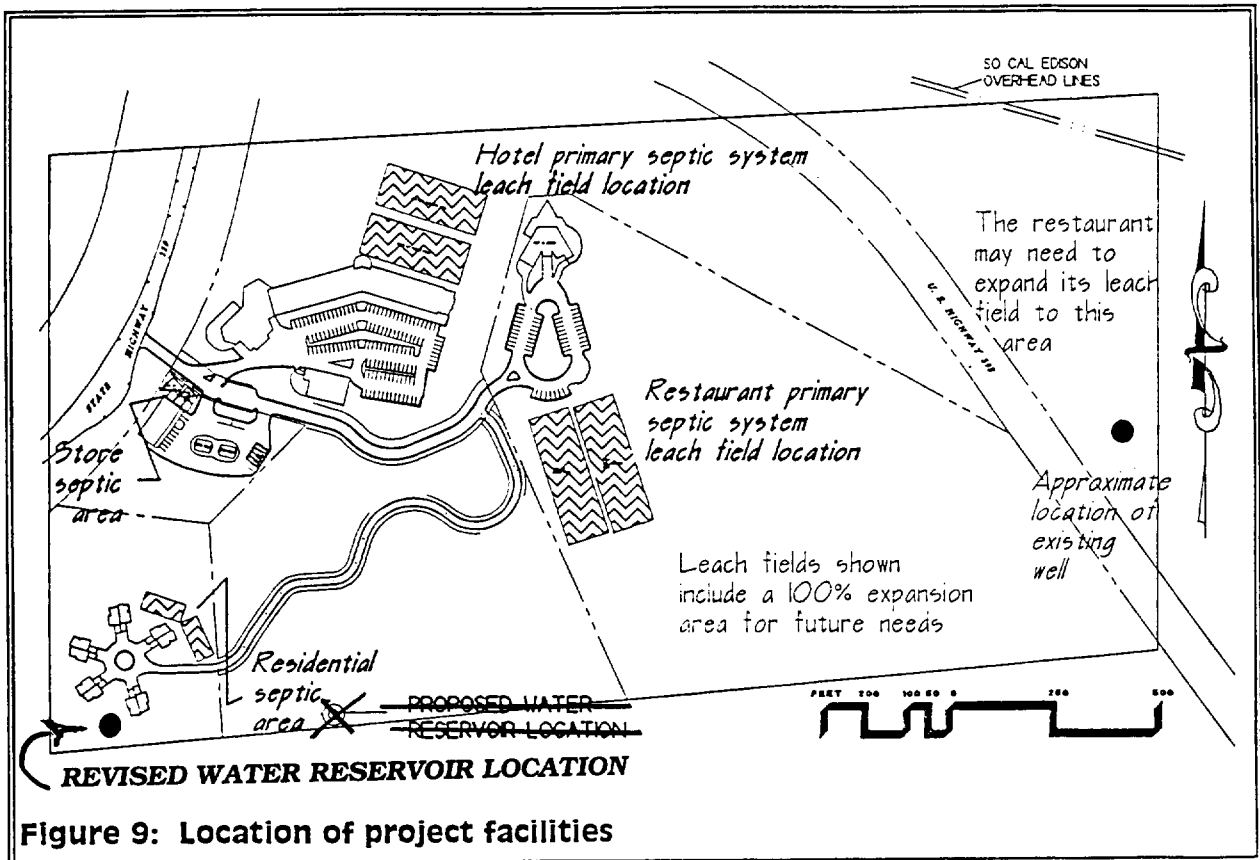


Figure 9: Location of project facilities

disposal will be in conformance with the Mono County Integrated Waste Management Plan and Source Reduction and Recycling Element. The County's waste disposal and recycling planning programs project increases in overall County waste disposal volume as part of development of the long-term waste management plans and programs. The volume of waste generated by the Tioga Inn complex is included in the projected future volumes of waste that the County anticipates disposing or recycling. The volume of waste to be generated by a complex of this size will not significantly impact the waste disposal system.

Drainage facilities will be constructed in conformance with the requirements of the Mono County Grading ordinance, Uniform Building Code, and Regional Water Quality Control Board standards. Figure 8 shows the proposed drainage control system. This design is subject to final engineering.

2. Analysis of environmental effects

Project development requires adherence to certain accepted standards for public health and safety, engineering, and building construction. The proposed project will be developing its own self-contained infrastructure. The impact to public facilities will focus primarily on ensuring that the water supply will not reduce and degrade groundwater used by others, and that the waste disposal system will not result in water contamination.

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Implementation measure 1d(1): The Convenience Store/Fuel Sales shall include the following land uses:

- A retail store and fuel purchase facility not exceeding 4,800 square feet of gross floor area; **and apartment not to exceed 1500 square feet.**
- A maximum of two fuel islands with four multi-grade dispensing stations per island for a total of eight pumping stations
- Picnic area sited in conjunction with the scenic turn-out
- Public restrooms
- Parking areas, including spaces for recreation vehicles, vehicles towing trailers, and tour busses
- Appurtenant service (not including vehicle service or repair) and delivery bays, storage areas, publicly accessible air supply, vehicle water supply, enclosed trash receptacle area
- Facility for the disposal of sewage from recreational vehicles (an RV "dump" station)
- Underground fuel tanks
- Other uses that are similar in nature, typically associated with the primary land use, and equal to or less in intensity — subject to individual review and approval by the Planning Director.

Implementation measure 1d(2): Site development standards for the Convenience Store/Fuel Sales land use designation shall be (Refer to Footnote 13):

- Maximum building height: twenty feet from the top of the stem wall to the top of the roof line. Chimneys, gables, and snow control devices shall not be counted in the height calculation.
- Building envelope: The convenience store, fuel islands, and site parking lot shall be sited in substantial conformance with the location of the facility as shown in Figure 7.
- Waste disposal containers: Shall be located within a screened and gated area.
- Parking requirements: A minimum of ten standard-sized vehicle parking spaces. A minimum of two bus or recreation vehicle-sized parking spaces. A minimum of two parking spaces for vehicles towing trailers. Parking shall be paved and striped in conformance with the Mono County Code prior to the use or occupancy of the facility.
- Location of mechanical equipment, telecommunications antennae: All mechanical equipment (heating, ventilation, air conditioning and similar exterior mechanical equipment) located outside of the structure shall be sited so that the equipment cannot be seen from Highway 120 or US 395. No roof-mounted antennae shall be permitted to be higher than the roofline.
- Signs shall be coordinated in design and concept with all other facility signs. Directional signs for fuel islands, parking, air and water, or deliveries shall be permitted with a maximum area of three square feet per sign facing. Illumination shall be indirect in conformance with the Mono County code. Signs identifying the convenience store property,

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for lands that cannot be developed as a part of the project. The *Open Space - Facilities* designation is for lands on which no surface construction will take place, other than small structures to provide access to underground utilities. The *Open Space - Facilities* designation provides an open visual area, but does allow some surface disturbance. The third designation is *Open Space - Support Services*. This designation provides the locations certain above-ground facilities, such as the water tank and well house. It does not provide for construction of additional facilities.

No onsite natural resources are proposed to be developed or used.

Phasing

The project is proposed to be developed in phases. Each of the proposed components of the Specific Plan is dependent upon development of the infrastructure for that component, that is designed to serve the hotel and its related facilities. ~~The Tioga Inn's primary infrastructure — road access, and water supply — is to be constructed in concert with the construction of the hotel.~~ Sewage disposal systems may be constructed with the appropriate land uses because each use on the project has an independent disposal system. Some of the infrastructure components that are related only to one aspect of the project — for example, the road to the residences — may be constructed as a part of that phase. ~~The Specific Plan provides that the project be developed in the following progression:~~⁸

Table B: Project phases phasing

Phase and facility	What's included
I. Hotel and accessory uses	Tioga Inn hotel, conference rooms, swimming pool and facilities, banquet room, coffee shop; water supply, septic system, improvements to Hwy 120 intersection with project; lighting, signage, landscaping; parking
II. Residences	A maximum of ten residential units; water supply, sewage disposal system, access, accessory structures such as garage, personal storage sheds, landscaping
III. Convenience store and gas pumps	Convenience market, fuel pumps, underground storage tanks, picnic area, restrooms, accessory facilities, lighting, signage, landscaping, parking, water supply, sewage disposal system

⁸No timelines or time limits are established on when the phases occur, as long as the phases occur in this order.

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Phase and facility	What's included
IV. Full service restaurant	Restaurant, observation deck, signage, landscaping, accessory facilities, parking, water supply, sewage disposal system

d. Use of the EIR and approvals required (14 CCR §15124(d))

Other agencies that may use the EIR

The following agencies are expected to make use of the EIR when considering future permits for the project:

Table C: Use of the Environmental Impact Report by other agencies

AGENCY	PERMIT OR USE OF THE EIR
California Regional Water Quality Control Board — Lahontan Region	Responsible agency; Waste Discharge Permit, if required
California Department of Transportation	Responsible agency; Encroachment permit and modifications to the scenic turn-out on Highway 120
California Department of Fish and Game	Trustee agency; no permits required
California Department of Forestry	Trustee agency; review of plans for fire safety and wildfire protection
Mono County Department of Environmental Health	Responsible agency; permits are required for the sewage disposal systems; small water system permit; permits will be required for the restaurant kitchen, any kitchen in the hotel, the swimming pool, and spa.
Lee Vining Fire Protection District	Local public agency; inspection or review of plans for conformance with fire safety regulations.

Approvals required

Mono County will consider the following discretionary actions in processing the Tioga Inn project proposal: