

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 1992012113

Project Title: Draft Subsequent Environmental Impact Report for the Tioga Inn Workforce Housing Project

Lead Agency: Mono County

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Project Location: Lee Vining, Mono County  
City County

Project Description (Proposed actions, location, and/or consequences).

In 1993, the Mono County Board of Supervisors approved a multiple-use visitor commercial project on a ~74-acre site located at the junction of US 395 and SR 120, about 1 mile south of Lee Vining. The 1993 approvals included certification of a Final EIR, and approval of the Tioga Inn Specific Plan which established zoning and General Plan uses and standards for the site. The 1993 Specific Plan was amended in 1995 and again in 1997. Amendment #3 proposes the construction of up to 100 workforce housing units to accommodate employees of the previously approved hotel and restaurant, plus the addition of a third gas pump island, a new wastewater treatment system with subsurface irrigation, expanded propane storage, replacement of the water tank, realignment of an interior road, and changed parcel boundaries and acreages; no changes are proposed to the hotel and restaurant components.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft Subsequent EIR outlines a total of 40 mitigation measures to address impacts on (1) geology and soils, (2) hydrology and water quality, (3) biological resources, (4) cultural and tribal resources, (5) public health and safety, and (6) scenic resources and impacts associated with light and glare. The mitigation measures include (1) supplemental soils and geotechnical studies as well as the incorporation of low impact development practices and steps to mitigate debris flows, (2) implementation of specific standards to protect surface and groundwater quality as well as Title 22 compliance and effluent treatment standards, (3) shrubland revegetation as well as species surveys and pet enclosure requirements and designation of a protected wildlife movement corridor along US395, (4) specific steps to be implemented if archaeological or paleontological or tribal cultural resources are uncovered during construction, (5) plans for emergency evacuation and wildland fire protection as well as fire hydrant siting standards, in the event revegetation plan and buffer zone and (6) screening design features and compliance with dark sky regulations. Even with mitigation, the Draft Subsequent EIR identifies 7 significant unavoidable adverse effects that include: (1) exposure of people and property to mudflows, (2) impacts on wildlife movement, (3) impacts on police services, (4) traffic impacts at the intersection of State Route 120 and U.S. 395, (5) impacts to scenic resources, and (6) impacts associated with light and

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Concerns have been raised regarding the safety of area of motorists, cyclists and pedestrians in the vicinity of the US 395/SR 120 intersection. The concerns pertain to the lack of safe passage crossing this intersection as well as the lack of a dedicated easement for non-motor transit between the project site and downtown Lee Vining. Additionally, the US 395/SR 120 intersection has been identified as having an unacceptable Level of Service "F" for motorists traveling east-bound on SR 120 as they approach the US 395 intersection, and the reported 60 collisions at the US 395/SR 120 intersection since 2010 are attributed to high travel speeds on US 395 near the Tioga Road intersection as well as limited visibility and sign distance for vehicles approaching the intersection. These concerns fall under the jurisdiction of Caltrans, which has recently initiated a study of 'Traffic Calming' improvements on US 395 through Lee Vining, enhanced safety upgrades at US 395/SR 120, and along the Caltrans apron that surrounds the Vista Point Drive project entry. These plans have potential to alleviate existing safety concerns, but Caltrans' study is in the early phases and the outcome of recommended improvements will not be known during the time of the current Workforce Housing Project Review. A second area of concern pertains to the scope of proposed project elements. The October 2016 NOP included up to 80 new workforce housing units, an additional 100 seats in the full-service restaurant, addition of a third story to the hotel, addition of a third gas pump island, replacement of the water storage tank with a new tank of the same size, an expanded septic system, and a new larger propane tank. In response to comments on the NOP several of the proposed elements were eliminated, and several other elements were revised.

Provide a list of the responsible or trustee agencies for the project.

If approved by the Mono County Board of Supervisors, the project will be required to comply with the requirements of all Responsible and Trustee agencies with permit authority; these agencies are anticipated to include the Lahontan Regional Water Quality Control Board, the SWRCB Division of Drinking Water, Caltrans, the California Dept. of Fish and Wildlife, the California Department of Forestry, Mono County Dept. of Environmental Health, Lee Vining Fire Protection District, and the FAA and California Dept. of Transportation Division of Aeronautics.