

Letters in support received between  
April 11 – 3:00 p.m. April 15, 2020

**From:** [Jerry Hahn](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** The Tioga Inn project  
**Date:** Sunday, April 12, 2020 12:28:56 AM

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Myself and family (Round Valley-Inyo County) WE ARE FOR IT!!!  
DO NOT LET THE LEFTISTS WIN THIS ONE!!!!!!!!!!!!!!

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\*\*\*\*\* PRIVACY PROTECTION \*\*\*\*\*  
If you plan to forward this, please remove all  
e-mail addresses & use the BCC option  
when forwarding to more than one person.

**From:** [Brooke Roberts](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** tioga inn  
**Date:** Saturday, April 11, 2020 4:08:11 PM

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while many have concerns regarding the tioga inn project. lets look at this from the angle of the less fortunate area employee. it is important that people live near the place they work. in most caseses it is un affordable to live near where you work. and not have to pack 10 people into a small dwelling to make it affordable. my feeling that the “visual impact” however minimal is overshadowed by the good that this project will provide. life goes on and this project is intended for the good of human need. not to be blocked by mis guided attitudes and opinions. best regard brook roberts  
Sent from my iPhone

**From:** [Rob Stockwell](#)  
**To:** [CD Ritter](#)  
**Subject:** Tioga Inn Project  
**Date:** Wednesday, April 15, 2020 7:41:55 AM

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**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.

I would like to address some issues that the Mono Lake Committee(MLC) keeps throwing out there concerning this project.

1- Visual impacts. Where were they when the USFS proposed the visitor center on a prominent bluff overlooking the lake. That eye sore got by them.

There is no night sky in Lee Vining to preserve. Go to the north shore and look toward the town and see for yourself. Don't hold this developer to standards that no other commercial operator has to deal with there. The night sky concept is good but it needed to be adopted way before this project.

2-Mule deer migration. As a retired Game Warden I can assure you the deer will find their way around this project. I have seen numerous residential and commercial developments that were more dense and with far less open space around it and the deer did fine. Very adaptive animals. Their danger has been and still is Highway 120/395. Increased tourism and not this project is the culprit.

3- If safe passage between Lee Vining and this project by either foot or bike is really needed then divide the solution between all parties. That includes Caltrans, USFS, NPS, Mono County and the town.

4- What is really needed is a traffic signal at the 120/395 intersection. This is truly a dangerous location and has become more so in the last decade with increased tourism. There needs to be a proportionate amount of mitigation to the developer but don't heap the entire problem on this project.

The MLC should stick to their core function of monitoring water issues with LADWP and stop meddling in private property developments. There are already public agencies and staff for that. The Mono Basin is a vast area and the limited land available for development is small. I guess it's natural for locals to want to keep their small towns small. But when you promote tourism you also need to promote services that cater to them. Let this project succeed or fail on the merits of private enterprise serving a need. It's easy to burden a project with conditions when you have no money at stake like the MLC is doing.

Things like architectural details, color, lighting requirements and landscaping can go a long way to address many concerns. But in the end, this is about needed services and not about stopping growth. Let's be real, except for a few, this project will not distract from the Mono Lake experience in the same way the Awahnee doesn't take away from Yosemite valley.

Letters in opposition received between  
April 11 – 3:00 p.m. April 15, 2020

**From:** [Pat Agnitch](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Project - Mono County Planning Commission  
**Date:** Wednesday, April 15, 2020 1:57:08 PM

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Good Afternoon,

As a resident of Mono County I have been following the Tioga Inn development project. While the proponent has made concessions and mitigated issues raised in the EIR, I still have areas of concern including:

\*The site is in a scenic corridor and the Gateway to Yosemite National Park. The location of the proposed project is in direct sight of the hundreds of thousands of visitors to the area and the development will be an eyesore to all those who travel through and stay in the area. The development will also be visible from South Tufa, Mono City and other areas to the east, and of course, highway 395. Visitors travel to the Eastern Sierra to escape urban life, so let's keep the area as pristine as possible.

\*Light intrusion, also known as light pollution, can be described as artificial light that is allowed to illuminate, or intrude upon, areas not intended to be lit. In keeping with Mono County's efforts to maintain "dark skies", the lighting required for a project of this size would require significant lighting. Even downward directed lighting will cause light pollution that will be seen from near and far. Being that the development site is not connected to downtown Lee Vining, any additional lighting in this area will be undesirable.

I urge the Mono County Planning Commission to give serious thought to these issues, in addition of course, to the hundreds of other concerns voiced by Eastern Sierra community members and recreation enthusiasts who enjoy nature. Thank you for your time and consideration. Let's preserve this slice of paradise which can never be reclaimed if destroyed.

Regards,  
Pat Agnitch  
Mammoth Lakes, CA

[Sent from Yahoo Mail for iPad](#)

**From:** [smard007@aol.com](mailto:smard007@aol.com)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Don't Do It  
**Date:** Tuesday, April 14, 2020 5:36:49 PM

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**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.

The proposed Tioga Inn Development will forever adversely affect the Mono Experience. Please don't let it happen. Everywhere there are more and more hotels, gas stations, etc., etc., etc. Leave this special place alone. Keep it dark at night so we can see the stars. Keep the view wide and open so our eyes can drink in a sweeping expanse and we can imagine a long-ago Mono unfettered by the trappings and clutter of human occupation. Don't "homoginize" Mono Lake and take away what makes it a unique place. The incipient threats to the safety of wildlife and people as a result of the development are just two more pressing reasons to abort the Tioga Inn Project or to at the very least scale it down so that it melds into the ambience and feel of the greater surrounding environment.

Sincerely,  
Sheila Ard

**From:** [regarab@aol.com](mailto:regarab@aol.com)  
**To:** [Patricia Robertson](#); [Roberta Lagomarsini](#); [Dan Roberts](#); [J. Scott Bush](#); [Chris Lizza](#); [CD Ritter](#); [Wendy Sugimura](#)  
**Subject:** Comments regarding Tioga Inn  
**Date:** Wednesday, April 15, 2020 2:50:42 PM

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April 15, 2020

Dear Members of the Planning Commission,

I am writing to express my concerns with the proposed expansion of the Tioga Inn project as currently being considered, and to respectfully request a denial of the project as presented.

I am a property owner and have lived in Lee Vining for the last 36 years. I also own a rental house in Mono City, so I know something about the housing market in this community. In addition, I have served the community for 25 years as a teacher; eight years as president of the Mono Basin Historical Society, six years as a commissioner of the Lee Vining Fire Protection District, and 15 years as a volunteer on the LVFD. I have been employed over the years by the Inyo National Forest, California State Parks, Mono County Schools, and County of Mono. I am now retired and my opinion is only representing myself.

I appreciate the benefits that the proponent has brought to the Mono Basin community over the years, such as good-paying employment for our citizens, housing for community members, and entertainment and dining options that are world-class.

I am not opposed to increasing housing opportunities in the Mono Basin, however, this proposal as given is not one I can support.

Here are my reasons:

The project presents severe and unmitigable visual impacts to the scenic values of the Mono Basin. Located at the bottom of Tioga Pass, the visual angle that the project presents to the Mono Basin National Forest Scenic Area makes it highly visible from a large portion of the Scenic Area and Mono Lake State Reserve. I have looked back at the site from the mouth of Rush Creek, Navy Beach, South Tufa, and farther east, as well as the approach to Lee Vining and Scenic Byway 120, and the project at the size proposed would be a permanent and highly detrimental impact to the visual resources. The view up Lee Vining Canyon from these areas showcases the Dana Plateau and the surrounding high peaks. It is spectacular and unspoiled at present, and should stay that way.

The project is leap-frog development. The Mono Basin Community Plan expresses the community desire to keep additional development adjacent to the existing community. If additional housing is desired it should be connected to already developed areas, not spread out into a new undisturbed view-shed.

No less intense project has been proposed, and the proposed location is inappropriate. If the project were to be located on the north side of the moraine adjacent to and below the Tioga Inn existing development, and kept within the pocket so as not to be visible from the east and south, it would be reasonable to support.

The original Specific Plan was approved 27 years ago. This part of the project was not described as currently proposed, so it is disingenuous to consider that what was approved then adequately addresses concerns of today. The proponent should either build what has already been approved or submit a proposal that more appropriately addresses the actual needs and expressed wishes of the community.

The scope of the proposed housing project is of concern. Doubling the population of Lee Vining with temporary or seasonal workers, who will not own their own homes, is potentially harmful to the community character. As a former fire district commissioner, I am concerned with the ability of the volunteer fire department to respond to increased fire, medical and traffic incidents.



For these reasons, I cannot support this project as proposed, and urge the members of the Planning Commission to deny this project as presented.

Respectfully,

Steve Barager  
PO Box 89  
Lee Vining, CA 93541



RECEIVED

APR 14 2020

562-400-0204

Mono County CDD

13 April 2020

TO: Mono County Planning Commission  
Re: Resolution R-20-01

Since 1957 my family and a number of friends have visited, vacationed often, in the Mono Lake Area. The rural character of the region has been a magnet to us city dwellers. The present plans for the Troga Inn and restaurant would permanently destroy that tranquility. The housing needs for the workers at these two enterprises would NOT be met. The impact of this project would do irreparable damage to the wildlife, the character and the overall beauty of the surrounding area. The impact of tripling, or even more, the population of Lee Vining would be most destructive. I am 91 years old, have seen numerous similar areas devastated by similar projects. We DO NOT NEED to develop EVERY rural area.

Please - Please - VOTE NO  
on Resolution R-20-01

Thank you.

Sincerely,

George L. Berlacher

**From:** [Tom B](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn  
**Date:** Saturday, April 11, 2020 1:27:25 PM

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To whom it may concern:

In reference to the Tioga Inn development project, I will share my concerns. Given the current pandemic and limited resources within mono county, I would suggest until improvements can be made (IE more health care resources) halt any luxury and travel improvement in the immediate area. The world has recently changed forever in all aspects and any impact study would have to be completely started fresh. Not to mention the environmental impact that has always been a major concern.

My two cents!

Thomas Berndt

Sent from your imagination

**From:** [BRUCE BLACKIE](#)  
**To:** [CD Ritter](#)  
**Subject:** Tioga Inn project  
**Date:** Tuesday, April 14, 2020 9:46:14 AM

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As a photographer who has taken photos over the years of Mono Lake and surrounding area, I oppose the Tioga Inn project. Mono Lake is a special place not only in California, but in the United States. To be able to photograph it without much evidence in human activity in the background is a luxury. Lee Vining, small, with a limited footprint is enough to serve the area. There's Bishop, Mammoth Lakes, Lone Pine, Big Pine, Bridgeport, where developers can add to existing building. But Mono Lake, please leave it alone. Thank you.

Bruce Blackie  
San Francisco

**From:** [Michael Boone](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Expansion Public Hearing  
**Date:** Saturday, April 11, 2020 1:46:24 PM

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Dear Mono County Planning Commission

We will be unable to join the video conference call on April 16th but wanted to submit a comment regarding our Opposition to the proposed expansion, housing development, hotel and restaurant at the Hwy. 395 and SR 120 Junction in Lee Vining currently being considered by the Commission.

The negative impacts and aspects of this huge project have been well documented and presented to the Commission. As residents of Mono County (Coleville CA.) our concerns and opposition to the project as currently planned are many.

First and foremost of these concerns are the unacceptable negative visual impacts from the project effecting the Mono Basin Scenic Area Lands and the Hwy. 395 corridor South of Lee Vining. Our Nation is full of unsightly and poorly planned developments in and near our National Park gateway communities, along our designated Scenic Byways and adjacent to some of our most important protected Public Lands. We DO NOT need another example here in Mono County and Lee Vining. According to documents we have reviewed, the project will be highly visible from MANY important locations within the Scenic Area, the Mono Lake Tufa State Park, and important USFS recreational lands. We ask that ANY project approved by the Planning Dept protect and take into account these important and irreplaceable resources.

Our second major concern is the impact the project will have on the small community of Lee Vining itself. We could find NO assurances that the project will provide truly affordable housing - nor any guarantees that after filled with seasonal employees, will actually add to the housing available in Central Mono County. In fact, some have said the project would actually ADD to housing shortages, increase rents, and have overall

negative effects on housing in and around Lee Vining. Additionally, how is increased traffic - both cars and pedestrian - addressed ? How might 100 - 150 new housing units added all at once effect the local school(s) ? How will such a large development effect the existing small businesses in the community ? What about the quality of life currently enjoyed by the residents and visitors to Lee Vining ?

In summary and in general we question the overall benefit - if any - of this project . And we are suspicious of the long term or unforeseen effects of a project of this scope being pushed through in what is by all accounts a beautiful, happy, affordable and treasured town and gateway community in our County. Must we always kill the goose that lays the golden egg ? Is MORE really always better, will the profits of a very few outweigh the values the majority finds so important ?

We ask the Commission oppose this project as it is current proposed and urge a NO vote on R-20-01 this coming Thursday Morning

Respectfully,

Michael Boone & Lisa Lilley, Coleville CA. 96107

**From:** [Debbie Boucher](#)  
**To:** [Michael Draper](#)  
**Subject:** Tioga Inn  
**Date:** Wednesday, April 15, 2020 8:48:53 AM

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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.

I am writing to voice my concern over this project. I attended the community meeting in early March, and the message seemed to be, It's Domaille's land. He can do what he wants (within guidelines). At issue is the fact that most people in this community don't want to see this project go forward for well documented reasons. The other issue is that what Domaille wants to do is sell the project to a developer. And the first phase? Housing for the workers that will build this project for the buyer. I'm amazed Domaille still wants to do this as it has been in the works since 1993. We are now in a pandemic. Everything has changed. The last thing any of us want is the bulldozers moving in, tearing out the plants, and then abandoning the lot while a new developer tries to sell it to yet another. Please, if there is any way you can delay this project, do so. If there is any way you can not approve this project, do so. The community didn't want or need this before, and the community certainly doesn't want or need this now.

Debbie Boucher

April 16, 2020

Planning Commission  
Mono County  
PO Box 347  
Mammoth Lakes, CA 93546  
[cdritter@mono.ca.gov](mailto:cdritter@mono.ca.gov)

RE: Comments on the Final Subsequent EIR for the Tioga Inn Project

I would like to point out that the Gibbs Siphon Road would be a better emergency exit road than the one described in the amended SEIR. It is maintained because it is the access to the communications tower. It is flat. It is wide enough for vehicles to pass in both directions and to see them coming. The other route is not maintained, is narrower, has a steep section that could erode and make the exit difficult for street vehicles or trailers. Please consider changing this part of the plan.

Lynn Boulton  
Lee Vining Resident

The better, safer road and faster exit—Gibbs Siphon Road:



well graded, nice and wide, flat...with many pullout places

The less used road in the plan:



it used to be a road...but sagebrush now grows down the middle, and it has a steep part at the end...



**From:** [Ted&Sandra Bowes](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Specific Plan Amendment  
**Date:** Monday, April 13, 2020 9:06:07 AM

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**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.

I am writing to urge your committee to **deny the expansion requests** of the Tioga Inn/Mobile. My history with Lee Vining goes back to the 40's on trips with my parents, and includes a stint as a California Highway Patrol Resident Officer in the 60-70's, and as a National Park Service employee in the 2010's.

The increased size, as proposed, would ruin the entire area and present many problems:  
As it is, the site is a major source of traffic now, particularly on concert nights, when it is not unusual to have cars parked on SR120 all the way to Utility Road.

It would ruin the view of Mono Lake and the Basin, coming down from Yosemite.

It would provide light pollution for the beautiful night sky.

It would ruin the pristine atmosphere of the entire area - it is a destination for tens of thousands of annual visitors from throughout the world, who come to enjoy this land of contrasts - natural contrasts.

It would ruin the small town, for the sake of increased revenue for the county - a difficult, but important decision for you. While the reference to under 10,000 people as a 'small' town, common sense would dictate that would be nothing like what exists today - please do not consider progress for progress sake. This project would overwhelm emergency services, water/sewer, traffic regulation etc.

For those and many other reasons I hope you will **reject the proposal**, and give positive guidance for the future reasonable development of Lee Vining, Mono Lake, Mono Basin Scenic Area - the proposal, as shown, would irreparably damage the entire area, and also detract from the appeal of Mono County in general.

Sincerely,  
Ted and Sandra Bowes

**From:** [Susan Bradfield](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn project in Mono Co.  
**Date:** Monday, April 13, 2020 4:37:25 PM

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**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 Planning Dept:

As a tourist to your area I find myself with concerns regarding traffic dangers at the intersection of highways 395 and 120; over exposed and dangerous conditions for bicyclists and pedestrians; fire safety concerns and of course the impact on the local wildlife. Maybe it could be scaled down to fit in with the local area?

Thank you for your consideration of my concerns.

Susan Bradfield

Palo Cedro, CA 96073

**From:** [PeggyImb](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Pass Inn Project  
**Date:** Saturday, April 11, 2020 12:39:53 PM

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I know that progress calls for things to move forward on many things.....this is one of our last great places that doesn't need a project like this. The area survives now without it...who is calling for this project...I don't hear the public calling for it, only those that want to make money off of it. People come to this area because it is NOT like the rest of California, touristy, crowded, ugly with over development.....people come to this area to escape that garbage....they want to camp out in nature, not over built hotels with every accommodation they are trying to escape from!!! And I've not even mentioned the ugliness it adds to the skyline of Mono Lake basin. Please DO NOT allow this development to move forward....I beg you. Please stand up to big development. Please think with pride what you are protecting for your grandchildren and all our future heirs of this wild area. Thank you for your time and consideration.

Peggy Bradley  
2832 Westridge Road  
Riverside, CA 92506

**From:** [Bob Bramley](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Concerns  
**Date:** Wednesday, April 15, 2020 8:56:20 AM

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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.

I want to express serious concerns regarding this proposed development. I am particularly disturbed at the resulting negative visual impact this will create from throughout the Mono basin. I am a frequent visitor to the area where I love to pursue my landscape photography hobby and the prospect of this development intruding on the landscape is very upsetting. One of the other reasons I visit this area is to experience dark sky and this development will add significant light pollution.

Bob Bramley  
(650) 704-2365

**From:** [Susan Breisch](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Project  
**Date:** Tuesday, April 14, 2020 7:01:59 AM

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Commissioners,

I am writing to address the Tioga Inn project and express my concerns.

My major concern regards the stress which would be created to the existing infrastructure of fire protection and policing. Those points affect local residents as well as the environment. These have not been thoroughly considered and resolved.

The project would increase traffic on Hwy 395. Traveling the highway, even now, can be precarious at times. Tioga Inn, as currently presented, would have additional impacts on the Lee Vining community and visitors as well. The "Inn" would exacerbate existing problems and create new ones.

Multi-story housing looming over Mono Lake and Basin would overshadow enjoyment of the natural setting.

I am opposed to the current Tioga Inn project as planned.

Thank you for your consideration.

Susan Breisch

California resident and many time visitor Mono Lake.

14 April 2020

**From:** [John Broesamle](#)  
**To:** [CD Ritter](#)  
**Subject:** Please reject Resolution R20-01  
**Date:** Wednesday, April 15, 2020 2:53:35 PM

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**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 Members of the Planning Commission,

My wife and I stay two weeks annually at the Lake View Lodge in Lee Vining, spending an average of \$4,000 at the Lodge and in surrounding stores and shops. This annual tradition will end if the Lake View Inn project goes through, because the values that attract us to Lee Vining will have been lost. We will simply go elsewhere, perhaps Bridgeport. I ask that you vote no on Resolution R20-01.

Why do we feel so strongly? We are drawn to Lee Vining by its unblemished beauty, openness, and natural state. Were the Inn project to be approved, there would be a severe visual impact on Mono Lake and all its natural features. The Mono Basin National Forest Scenic Area would be permanently degraded. The proposed mitigation measures are virtually meaningless in this regard. Nor is there any assurance that the project would not keep on spreading over time.

The Tioga Inn proposal is a perfect example of bad project planning. I urge you to reject it completely.

Sincerely,  
John Broesamle  
Ojai, CA

**From:** [Kathy Broesamle](#)  
**To:** [CD Ritter](#)  
**Subject:** Tioga Inn Project April 16 meeting comments  
**Date:** Wednesday, April 15, 2020 1:53:36 PM

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April 15, 2020

Dear Planning Commissioners,

My husband and I own a cabin in the Wawona area of Yosemite National Park and for several years, my extended family has spent two weeks each summer renting two cabins at the Lake View Lodge in Lee Vining. I am familiar with both the South Entrance to Yosemite and the East (Tioga Pass) entrance. Because of this familiarity, I have a unique view of what has happened in the gateway community of Oakhurst (which is the nearest town to our Wawona cabin, and what I fear will now happen in Lee Vining, which we cherish for its beauty and charm.

Oakhurst used to be a quiet and rustic community which contributed to the ambiance of the Sierra foothills; now it is teeming with motel rooms, chain stores and traffic. No one would choose Oakhurst as a place to spend a vacation; it is a wide spot in the road for overflow visitors to Yosemite.

Lee Vining maintains the high desert atmosphere and serenity which we love, and which leads us to spend our vacation dollars in its hotels, stores, and restaurants. It is quiet and dark at night. The small homes on each side of the main street are funky and attractive, a remnant of a bygone era. If the Tioga Inn project is approved, it will fundamentally change the character of the area. There will be increased lights sweeping over Mono Lake at night and increased traffic which will imperil local wildlife and (since it is set off from the town of Lee Vining), pedestrians.

The Tioga Inn will become an overflow facility for people visiting Yosemite, as Oakhurst is for Yosemite's South Entrance. Someone will probably make a lot of money, but it will be at the expense of the lovely hamlet of Lee Vining.

Lee Vining needs affordable housing for the folks who live and work in the area. The Tioga Inn proposal is unclear as to what and how much employee housing it will provide. It certainly does not state that it will provide anything affordable for the community.

Please deny this project and instead look for projects which complement the beauty of the Mono Lake and provide affordable housing for its residents.

Sincerely yours,

Katharine Broesamle  
3945 Thacher Rd.  
Ojai, CA 93023

**From:** [Mimi Calter](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn project comments  
**Date:** Saturday, April 11, 2020 2:12:39 PM

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**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 advance of the forthcoming planning committee meeting, I am writing to express my significant concerns regarding the development of the Tioga Inn.

I note, and agree, that Mono County's latest analysis of the project concludes **the project will cause significant, unavoidable negative impacts**. These include:

1. Significant, unavoidable impacts to the scenic and visual resources of the Mono Basin, and the valuable dark-sky resources of the Mono Basin.
2. Significant, unavoidable, cumulative impacts to the mule deer herd in Lee Vining Canyon.
3. Increased traffic dangers imposed at the junction of Highway 395 and Highway 120 West.

As a regular visitor to the Lee Vining area, I give significant value to the scenic resources of the area, including the presence of the mule deer. And I am personally concerned about the traffic risk. I am particularly concerned that the Tioga Inn project will bring significant visual impacts to the shores of Mono Lake, the Mono Basin National Forest Scenic Area, and Mono Lake Tufa State Natural Reserve.

These adverse impacts could have been addressed by better project planning and design but there are insufficient mitigations required in the project documents. I am asking the Planning Commission to vote no on Resolution R20-01.

Thank you,

Mimi Calter  
San Francisco, CA



**From:** [Karen Case](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** proposed new building at Mono Lake  
**Date:** Tuesday, April 14, 2020 7:53:08 AM

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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 Planning Commission:

I strongly oppose the new Tioga Inn building at Mono Lake. The new buildings would negatively impact the beauty of Mono Lake, further stress the thriving wildlife habitat, and stress the scarce water supplies. This is not a time to consider new building in our State that is plagued with worsening droughts. Please reject this project and keep Mono Lake area free from intrusions such as this project. John Muir wanted Congress to include this beautiful and unique area as part of Yosemite National Park for good reason. It should be protected and cared for not exploited and scarred.

Sincerely,  
Karen Case  
Clayton, CA

April 15, 2020

CD Ritter, Board Secretary

Mono County Planning Commission

Re: Tioga Inn project

Dear Mono County Planning Commission members:

As a long- time visitor to Mono County, I am upset with the proposed, poorly planned Tioga Inn project. The adverse impacts that this development would impart on this scenic part of California are varied and significant. Although many issues stand out as important aspects to those who love and enjoy this area, the topic that concerns me most is the factor of safety.

1. The safety of pedestrians and cyclists from the development along busy Highway # 395 to the town of Lee Vining has not been considered. Some sort of walkway, pathway should be considered in the plan (Caltrans?).
2. The safety of mule deer as well as for vehicles/passengers who are more likely to hit these deer who are being displaced from their usual trails, should be considered.
3. The safety of locals, as well as visitors, during an emergency situation. Wildfire? COVID-19? Mono County Emergency medical services/ police services are simply not equipped to handle possible incidents requiring medical care for a possible tripling of the present Lee Vining population. Some emergencies could put a severe strain on public services.
4. The safety of passengers in vehicles at the junction of # 395 and # 120. With the influx of more using this new development, will there be adequate highway signage and markings at this intersection?

I, indeed, also am concerned about the lessening of Dark Skies in Mono Basin, and the visual impact on the rural, quaint character of Lee Vining. Having traveled through Mono Basin, by car and by foot for over seven decades, I must admit I love the peaceful and natural setting of Lee Vining, and am admittedly averse to seeing any large- scale development take place in Mono Basin. However, my primary focus is on safety for all concerned: locals, visitors, animals, vehicles, and emergency service providers.

I hope you will consider these issues when making your final decision regarding the Tioga Inn project.

Thank you for reading my comments.

Sincerely,

Peggy Cecchetti

pmcecchetti@yahoo.com

**From:** [Thomas Cerny](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Resolution R20-01 Comments  
**Date:** Tuesday, April 14, 2020 1:08:08 PM

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**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.

We have been visiting the Mono Basin annually or more often for over 50 years. We wish to express our adamant opposition to the "Tioga Inn Specific Plan Amendment" and ask that the Planning Commission vote NO on Resolution R20-01.

The many valid reasons for our position are well detailed in analyses presented by the Mono Lake Committee. We think all are very strong reasons, but we consider to be paramount the significant, unavoidable impacts to the scenic and visual resources of the truly iconic Mono Basin. These are magnificent, unique, irreplaceable natural resources that would be irreparably harmed by this development and must be protected for all time. The proposed development will, even with the best possible mitigation efforts, be a "blot" on this great natural resource - a real travesty - and should not be allowed at all. However, if the Commission believes that some housing must be located in this particular location, it is only right and fair that the developers be required to do everything possible to mitigate the impact - which the proposed project documents do not do. In a balancing of interests, the "weight" of preserving this great natural resource is infinitely greater than any effort required for mitigation.

Respectfully,

Thomas and Judith Cerny

**From:** [Cheryl Chipman](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Project  
**Date:** Tuesday, April 14, 2020 5:34:33 PM

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To the Mono Planning Commission,

i am concerned about a couple of aspects of the Tioga Inn Project currently before the Commission.

First is the increased traffic congestion in this area of the junction of Highways 395 and 120 west. This intersection is very dangerous even as it stands today, due to the number of cars and the speed they are going. Increasing vehicle numbers in this area would only make it more dangerous. I am a part-time Mono County resident and travel frequently to Yosemite NP, Carson City and other points north fairly frequently. I don't believe there is adequate mitigation measures in mind for the projected increase in residences, visitors, and construction traffic this project anticipates.

Secondly, the visual impact on this world class site is significant and irreversible. Visitors from all over the world come to see Mono Lake and enter Yosemite National Park. This level of development is too large for the site. Housing for the workforce is one thing, but the hotel and restaurant will add housing requirements and will only exacerbate the shortage.

I urge you to reject this proposal as written and reconsider additional mitigation measures, though it is doubtful the traffic congestion could ever be mitigated successfully.

Sincerely,

Cheryl Chipman  
PO Box 292  
Mammoth Lakes, CA 93546

**From:** [Nick Clute-Reinig](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Opposition  
**Date:** Monday, April 13, 2020 10:07:21 AM

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Dear Mono County Planning Commission,

As an individual concerned with the long-term wellbeing of the Mono Basin, the preservation of its environmental wonders, and the sustainability of the local economy, I am opposed to moving forward with the Tioga Inn project.

I believe that the project has not taken into proper consideration the negative impacts it will have on the local environment. I also believe the project will make the Mono Basin a less attractive place to visit, and a less hospitable tourist attraction.

I believe that development it necessary to ensure the long-term thriving of the Mono Basin and its communities, but **the Tioga Inn project is poorly laid out, and will negatively impact the community and the land.**

Please re-consider this project with the long-term future of the place and its people in mind, not short term goals that may feel so pressing.

Sincerely,  
Nick Clute-Reinig

**From:** [hoytcory@aol.com](mailto:hoytcory@aol.com)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Development  
**Date:** Saturday, April 11, 2020 5:03:35 PM

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Please remind people what Joni Mitchell - a visionary voice then and now - so clearly wrote back in the 1970's: "Don't it always seem as though you don't know what you've got 'til it's gone - they paved paradise and put up a parking lot". It's time - particularly after the global awareness of a pandemic and the immense changes it is bringing to the socioeconomic fabric of every country - to look past immediate gain for a few and realize the greater good for humanity as a whole. Mono Lake is a treasure because it is not developed. The history of the lake is a poignant reminder of what can happen when developers see only dollar signs and ignore the future for personal, short-term gain.

We've been bamboozled long enough: bigger, better, more is not enough (and never will be). It's time to change our perspective and accept that life will not be the same after this pandemic. But if we can keep Mono Lake as the sanctuary it is, maybe we will remember what is truly valuable and sane and we won't be quite so lost in the man made fear of scarcity. Maybe we can exhale and survive.

I know the above doesn't generate logical, reasonable counterpoints to the driving forces of a developer who uses money for leverage, but I hope you can use this for encouragement to really fight this project - as you know, it is simply wrong.

Thank you for all you are doing.

God bless,

Hoyt Cory  
Sonora, CA

**From:** [Beth Costanza](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Date:** Saturday, April 11, 2020 5:41:07 PM

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We're against the Tioga Inn development because we see it as a scar on the land, a steppingstone to more development in the Lee Vining area.  
Beth and Angelo Costanza

**From:** [Meredith Course](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Project - please vote no  
**Date:** Monday, April 13, 2020 10:26:24 AM

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To whom it may concern:

I will be unable to attend the hearing regarding the Tioga Inn project this Thursday, so I am e-mailing my comment instead.

My name is Meredith Course, and to me, nowhere is more peaceful or beautiful than Mono Lake. The Tioga Inn project will destroy that peace and beauty, which I know many others value as well.

The project as planned will be an eyesore that ruins the stunning natural views that the Mono Lake area is known for - not only during the daytime, but also at night, due to the increased light pollution. Photographers will no longer seek out the Mono Lake area as a destination, as they will no longer be able to photo the tufas with the Sierras in the background, or even starry nights over the lake.

Furthermore, the project will not only ruin the tranquility of the Mono Lake area, it will make the area legitimately unsafe. By impacting the mule deer herd, we can expect more deer-vehicle collisions, increasing the likelihood of injury and fatality to both deer and humans. Similarly, because the project is not community-minded, it does not allow for residents and visitors to safely walk to the school or the market, again greatly increasing the likelihood of injury and fatalities to humans.

In conclusion, the project as it stands is completely unacceptable. It will strip Mono Lake and the surrounding area of its very nature as a tranquil, beautiful, and safe community that celebrates and cares for the unique environment around it. I am asking the Planning Commission to please, PLEASE vote no on Resolution R20-01.



**From:** [Lucinda Cox](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Expanded Project  
**Date:** Saturday, April 11, 2020 2:22:56 PM

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Dear Caretakers of Mono Lake,

Please add my voice to those who oppose strongly any expansion of the Tioga Project.

Such a project represents more of the kind of environmental degradation that people who visit Mono Lake are trying to escape.

This project needs to be opposed not just for now but forever.

Mono Lake needs to remain a refuge for wildlife and for the education of future generations of people, since Mono Lake represents an increasingly rare opportunity to observe wildlife and experience a place of quiet, free of human pollution, whether of noise or of light in the night sky.

Such a development should not be built for the obvious reason that it would further impinge upon water resources.

Thank you Mono Lake Committee for All that you do to maintain, nurture and defend the natural resources of the lake, including educating the next generations of people to value their water and the natural world.

Best and Safety,

Lucinda Cox

**From:** [Crowfoot](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn  
**Date:** Tuesday, April 14, 2020 9:08:52 AM

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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.

I am a former owner of a condominium in Mammoth Lakes. A few years ago I reluctantly decided to sell my property. While I am no longer able to live near Mono Lake I still consider all of the Eastern Sierra to be my true home and the place I have chosen to have my ashes placed. The memory of the view of Mono Lake when cresting Conway Summit or looking down from Walker Mountain or near countless other vantage points can still inspire me to yearn to be there. I believe thousands of visitors have had the same reactions and, upon returning to wherever in the world home is for them, never fail to show photographs to friends and attempt to put into words that first view of the magnificent scenery of Mono Basin. They will never rave about the supposed glories of a Tioga Inn. Granted, it would have stunning views but it would also detract, I believe, to a degree difficult to imagine from that overall initial impression of a stunned visitor.

I have never been a fan of the current gas station/diner near the proposed location. I have always believed it to be a mistake when Lee Vining is so close but the business is there and so be it. I will hazard a guarantee to you that if you approve the construction of the Tioga Inn where it is proposed, you or your successors will eventually be faced with being asked to approve other construction in the area. Businesses simply will not be able pass up the prospect of profits. The Lake, the Basin and, in fact, all of the Eastern Sierra has never belonged to us just as it never really belonged to those who came before us. To say it belongs to the future and to those who come after us and to those who come after them and so on into the unseen future does appear, I am certain to some, (read developers) to be sentimental drivel. I assure you it is most assuredly not. There is an unknowable amount of revenue to be made from the Mono Lake area but not in the form proposed. Develop where development exists. I know it is not quite that easy, given land ownership and zoning etc. but stop and look about, just at California, and see what this type of wrongheaded development has done to other areas of magnificent scenery. Once approved, only nature will ever be able to undo it.

You have the power and more importantly, in my opinion, the moral obligation to the future to deny this proposal. Many of those who are developers will surely castigate you but deciding to follow the moral road has never been described as a journey without many potholes.

I respectfully and urgently implore you to veto this obscene proposal.

David Amasa Crowfoot

**From:** [Crowfoot](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga In project  
**Date:** Saturday, April 11, 2020 4:24:19 PM

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I would like to express my concern and dismay with the Tioga Inn Project. The proposed development is too big for the community, too big for the landscape, too big for the infrastructure and in short does not belong there!! I have been a lover and supporter of Mono Lake for 50 years. I also visit the Yosemite Park. After all these years to propose a project of this magnitude is unconscionable. Please rein in your greed and think of the community, the ecology and the future of the area.

Sincerely, Hilma Crowfoot

**From:** [Jerry Dalrymple](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga inn project  
**Date:** Sunday, April 12, 2020 4:57:59 PM

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It's blight on one of the most scenic lands in the country  
Why not build such a project in town or out by Bodie or some other established community

Sent from my iPad

**From:** [Daniel Dawson](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Specific Plan Amendment & Final EIR  
**Date:** Sunday, April 12, 2020 6:24:52 AM

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Dear Planning Commissioners:

I was on the Mono County Planning Commission when Dennis Domaille and Roy Saari submitted their original application for this project. I can't be sure as I no longer have the files, but I think I was Chairman of the Commission. I knew both men personally which made this all the more challenging. In addition to the gas station, the original submittal included an RV park that would have extended down and crossed US 395. You need to appreciate what the character of the Mono Basin was like in those days. Their proposed project would have ruined the character of the scenic highway corridor that makes 395 so special and attracts ten of thousands of visitors every year. The EIR for that project identified many significant impacts that could not be mitigated and in the end the Commission opted for an alternative which was a greatly scaled back project that went a long way to preserving the character of the Basin.

I guess history has a way of repeating itself as you seemed faced with a very similar decision now. Even though your decision is not couched this way, you are having to balance the benefits of economic development and private property rights against preservation of the character of the Mono Basin and the last true rural small town portal to Yosemite. Luckily, in California, CEQA requires an analysis of these impacts and provides you with a basis for making an informed decision. The facts are in. The project will significant impacts that cannot be mitigated to a level of insignificance. I urge you, as we did some thirty years ago, to be strong and do not approve the project in its current form. The Mono Basin is one of the last great places in California. Please help keep it that way.

Sincerely,  
Dan Dawson  
*Dan Dawson*  
[danielrdawson@gmail.com](mailto:danielrdawson@gmail.com)  
760.937.4198

**From:** [Thomas Deetz](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Cc:** [Mono Lake Committee](#)  
**Subject:** Tioga Inn project  
**Date:** Tuesday, April 14, 2020 9:39:50 PM

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I urge the Mono County Planning Commission to vote no on the Tioga Inn Specific Plan Amendment and Final Subsequent Environmental Impact Review. The project as currently formulated will ruin the visual and aesthetic value of the eastern gateway to Yosemite and scenic Hwy. 395. It will overwhelm the town of Lee Vining, a unique small town and community long cherished for its quaint and local color. It will increase vehicle loads on Hwys 120 and 395 creating dangerous conditions for pedestrians, cyclists, animals and visitors. It will severely impact the availability of housing as it is not designed to accommodate the local entire staff for which it is intended, and will likely be too expensive for those workers to live there. Rather it will become high-end vacation rentals and BnB rentals. It markedly changes the marvelous feeling that ones is entering another type of California experience, one dominated by beauty and wildlife and wilderness rather than by man. It will suddenly transform a small town on 395 to a large, visible development, the largest between Bridgeport and Mammoth, the latter which is not visible from Hwy 395. The only reason to have the development visible on the ridge is not for the benefit of the workers but for resale or rental to high-end tourist and non-resident owners. Since none of these concerns has been addressed in the Impact Review, it must be rejected with a strong No vote. Thank-you for your consideration.

Thomas Deetz, M.D.

ps. I have been 'migrating' almost yearly beginning in 1965 to the Eastern Sierra for the multiple environmental benefits this region holds, and this project does not further any of those qualities.

**From:** [Gary & Pam Degarimore](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn  
**Date:** Tuesday, April 14, 2020 10:45:51 AM

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Too many negatives to list about this project. Please shelve this idea, thanks.

**From:** [Robert Dell'Agostino](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn project  
**Date:** Saturday, April 11, 2020 12:25:12 PM

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Scheduling a vote on the Tioga Inn proposal for April 16 is unreasonable and shows a lack of focus on the primary issue facing Mono County, which is the covid19 virus. Having a vote without the normal public attendance IN PERSON, and substituting public participation via some remote connection is not the same, and suggests a lack of transparency on the part of the Mono County Planning Commission. Why not delay the vote until the normal public participation hearing can be held? Zoom is not without problems, and other remote methods are a poor substitute for in-person hearings. What's the rush? Is the Planning Commission more interested in trying to limit full public participation than it is in deciding the issue on its relative merits/demerits?

Will Mono County reap more \$\$ from the Inn project that it would from tourists who come to Mono Lake because it is NOT overdeveloped? Does everything have to be 'developed' because of a county's commercial interests?

Consider the tremendous effort that has been made by the Mono Lake Committee and its thousands of supporters, and others who have worked hard to keep Mono Lake and the surrounding area viable as a natural resource and draw for tourists who favor more natural settings. The basin is beautiful as it is. It does not need to take steps to becoming the south shore of Lake Tahoe, which has lost its allure as a beautiful natural setting. Some development will occur, no doubt, but it should be considered in a thoughtful manner, not behind a curtain.

Robert Dell'Agostino  
Sacramento



**From:** [John Dennis](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Cc:** [Malcolm Mosher, Jr.](#); [John Dennis](#)  
**Subject:** Tioga Inn Project  
**Date:** Saturday, April 11, 2020 5:01:34 PM

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Dear Planning Committee,

The Mono Lake Basin is one of the true environmental and scenic treasures of our American West. I have been a regular visitor to that area since the 1950s. I strongly agree with the Mono Lake Committee. This project will cause unavoidable and irreversible harm to the area's sonic beauty and natural wildlife.

Please **DO NOT** approve this project!

Yes, Le Vining is a sleepy little backwater place, but it is just fine to keep it that way. Let nature continue to have this beautiful little corner of the world.

Best Regards,

John Dennis  
[johndennis@me.com](mailto:johndennis@me.com)

Mono Lake committee Member, and resident Tucson, arizona

**From:** [Jane Earnshaw](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Mono lake/building proposal  
**Date:** Wednesday, April 15, 2020 2:51:18 PM

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Scaring the landscape and increasing our carbon footprint should be avoided especially in light of the pandemic from which we are suffering. Destroying land and wild spaces degrades the environment and makes everyone more susceptible to biological mayhem. Leave these beautiful places be.

Please do not build and tarnish the beautiful nature around Mono lake.

Sincerely, J. Earnshaw, RN, Burlington, Vermont formerly from the beautiful state of California.

**From:** [Gale Emigh](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Plan  
**Date:** Tuesday, April 14, 2020 7:04:56 PM

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Although it seems much has been considered, the impacts of the construction and maintenance of this complex appear to fall into the negative rather than positive category. The Mono Basin is a fragile ecosystem that has somewhat overcome the years of natural negative impacts (drought), and manmade impacts, (rerouting natural water resources). As someone who has enjoyed the Mono Basin since the 1970s, my vote is a 'nay': Do not go forward with the construction of this project.

--

**Gale Emigh**  
**510.482.0561**  
**TBL**

**From:** [tom@farella.com](mailto:tom@farella.com)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** MoMart  
**Date:** Saturday, April 11, 2020 1:19:17 PM

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**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.

I just wanted to chime in on this audacious proposal to virtually destroy the Mono Basin with a monstrosity in one of the worlds most scenic places. I had felt something was strange about that property and now we can all see what the game is.

It would be an irrevocable FAIL to allow such a project in this place. As a frequent visitor to the region in all seasons for over 40 years, I know there are 6-8 dead months up there. This project is way out of scale for the region and it shows classic kill-the-golden-goose ideology for an economic boost for some, a travesty for the rest of us.

Get it down to 30 rooms and maybe the region won't be destroyed forever.

Tom Farella  
Farella Vineyard  
2222 N 3<sup>rd</sup> Avenue  
Napa, CA 94558

707.254.9489

**From:** [Ellen Feeney](#)  
**To:** [CD Ritter](#)  
**Subject:** Planning Commission meeting 16 Apr on Tioga Inn EIR  
**Date:** Saturday, April 11, 2020 4:14:22 PM

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**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.

We are frequent visitors of the Mono Lake area and would like to add our opposition to the Current Tioga Inn Specific Amendment & final Subsequent Environmental Impact Report.

I think the negative impacts on the community will far outweigh the value and usefulness of a short season resource that this project represents. It would definitely keep us from coming up to Mono Lake in the future.

Ellen Feeney and Alvin Walter.  
San Diego, Calif.

RECEIVED

APR 14 2020

Mono County CDD

4-3-'20

Dear Mr. Draper,

I am writing in regards to the Tioga Inn Project proposal. I know it has been many years since the original specific plan for the hotel and restaurant was approved. In the 25 plus years since then, much has changed in the Mono basin. I understand you are in a difficult position trying to balance jobs and economic growth with environmental concerns. I believe Mono County and Lee Vining would best be served by allowing a new EIR that would analyze some alternatives to the entire project. I don't know why this hasn't been done as the DSEIR outlined significant and unavoidable adverse effects/impacts if the current plan is approved. Please consider other realistic options and an alternative plan as opposed to a "yes" or "no" on current project proposal.

I do not believe the economic value will outweigh the negative effects of traffic, population growth, & environmental changes.

Thank you,

Celeste Felciano

p.o. box 863

Glen Ellen, CA. 95442

RECEIVED

APR 14 2020

Mono County CDD 4-3-20

Dear Planning Comm. Persons,

I am writing in regards to the Tioga Inn Project proposal. I know it has been many years since the original specific plan for the hotel and restaurant was approved. In the 25 years plus since then, much has ~~been~~ changed in the Mono Basin. I understand you are in a difficult position trying to balance jobs and economic growth with environmental concerns. I believe Mono County and Lee Vining would be best served by allowing a new EIR that would analyze some alternatives to the entire project. I don't know why this hasn't been done as the DSEIR outlined significant and unavoidable adverse effects/impacts if the current plan is approved. Please consider other realistic options and an alternative plan as opposed to a "yes" or "no" on current project proposal.

I do not believe the economic value will outweigh the negative effects of traffic, population growth and environmental changes.

Thank you,

Celeste Felciano

P.O. Box 863

Glen Ellen, CA. 95442

**From:** [Glenn Fisher](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Concerns about Tioga Inn FSEIR  
**Date:** Saturday, April 11, 2020 2:32:16 PM

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As a frequent visitor to the East Side of the Sierras and Lee Vining in the Summer and Fall, I am very concerned about

- 1) the traffic impact on both the 120-395 intersection and
- 2) traffic, walkability and parking in Lee Vining

The proposed plan has numerous other adverse impacts on Lee Vining and the Mono Lake Basin that I will leave to others to complain about.

1) The plan will add up over 100 residents, 100 potential restaurant guests and another 100 hotel guests in addition to existing gas station visits. Your analysis in Appendix D shows this will result in between 800 and 1593 (Table 4-4) additional daily trips thru the Tioga inn-120 interection, and possibly as many thru the 120-395 intersection. This will substantially increase chances of accidents, possibly requiring additional road lanes and an additional signal at the Tioga Inn-120 intersection which are not included in the plan.

2) Currently in the summer, traffic turning into the gas station on Westbound Hwy 120 can back up to near the 395 interection, causing congestion that leads to dangerous driving conditions (people driving past a turning car on the shoulder) as well as creating a hazardous situation for cars coming from 395 which have to stop suddenly becuae of backed-up turning traffic.

3) There is no way to walk or bike from the proposed construction to down town Lee Vining, so all trips will have to be by car. This not only adds significant stress and danger to existing people walking and biking in and thru Lee Vining (where pedestrian crossing of 395 can be a challenge in the summer), but also to those hardy souls who will choose to walk or bike from the complex to school, shop or work in Lee Vining.

I was struck by this comment in Appendix D, Page 8-3

" it is recommended a pedestrian link between the project site and Lee Vining be provided by Caltrans to increase walkability, reduce parking demand in town, and enhance the visitor experience."

Shouldn't that be the responsibility of the developer as part of the plan? Or at least, to provide funds for Caltrans to create such a alternative.

Sincerely,

Glenn Fisher

Palo Alto CA



**From:** [Cathy Freitas](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Opposition on the Tioga Inn Project  
**Date:** Wednesday, April 15, 2020 10:01:51 AM

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**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: C. Ditter

I strongly disagree with the Planning Commission's possible approval for the development of the Tioga Inn Project. As most residence are aware, this project could change the very thing that this area stands for. My father, Edward Tumbusch built our family cabin at 590 East Mono Lake Dr., Lee Vining, CA in the 1960's, along with my mother and 8 siblings. It has been in our family for over 60 years, and is our summer vacation spot. The approval of this project is threatening to change the beauty, and pristine landscape, and open up the doors for other big developments to follow. It would change everything that my Dad and family love any enjoy about this beautiful area. We certainly do not need overcrowding, and our water table to be impacted, as well as the habitat being disrupted. Please see that my heartfelt message is heard, Very few areas of our beautiful country are being kept as they are intended to be for all of us to enjoy and love.

Thank You,

Cathy Freitas  
833 Amador Circle  
Carson City, Nevada 89705

**From:** [James Furnas](#)  
**To:** [CD Ritter](#)  
**Subject:** Comment on Tioga Inn Project  
**Date:** Sunday, April 12, 2020 9:39:46 AM

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CD Ritter,

After reading the available information on the proposed Tioga Inn project, I am fully opposed to the project as it now stands. As a yearly visitor to Mono Lake and environs for over four decades, this project has no apparent value to offer the area and would be at best detrimental to the Mono Basin experience on many levels.

Bad planning, bad location, lack of consideration of impact on the area, and will inevitably fail in execution to add any actual or perceived value to the Mono Basin.

Please tally my comment as not in favor of this project.

Thank you,

**Jim Furnas**

**From:** [Julian Galban](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** My Concerns  
**Date:** Monday, April 13, 2020 9:48:43 AM

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Dear Mono County Planning Commission,

As an individual with interest in a Native American Allotment land. IND109 , your plan to increase the business acreage of the Tioga Inn Specific Plan Amendment , troubles me.

My concerns are the same as that of the comments of the opposition , as:

***the impacts?***

1. Significant, unavoidable impacts to the scenic and visual resources of the Mono Basin, and the valuable dark-sky resources of the Mono Basin.
2. Significant, unavoidable, cumulative impacts to the mule deer herd in Lee Vining Canyon.
3. Exposed and dangerous travel conditions imposed on pedestrians and cyclists along Highway 395 between Lee Vining and the project site.
4. Increased traffic dangers imposed at the junction of Highway 395 and Highway 120 West.
5. The disturbance of the status quo, with heavy vehicles moving to and fro, bring up dirt and dust.
6. The increase of wet and solid human waste being put into the ground and leaching into the Mono Lake, and adding to the contamination of the Mono Lake, we all want to clean the Mono Lake waters, not

make it undrinkable.

7. The more destruction to the plant life , small animal life's, and aquatic life.

Julian J Galban

Washoe Nation Member

Off Reserveration resident.

**From:** [DeWitt Garlock](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** concerns about the tioga hotel project ;  
**Date:** Tuesday, April 14, 2020 5:11:29 PM

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Significant, unavoidable impacts to the scenic and visual resources of the Mono Basin, and the valuable dark-sky resources of the Mono Basin.

Dear council members

I m very concerned about the scope of this project. It is, in my opinion, total incongruous with the scenic value of the Mono basin. Other impacts are as important as listed in the Mono committees response to the proposal, but the most egregious is the visual ruination this hotel project poses for this unique area. I do NOT want to see a Disneyland like hotel in this area. I've seen the same kind of ruination of an area in the Napa Valley where I live and in Sonoma valley when out of place projects like this, which belong in an urbanized setting, are put forward in. In this case it is worse because of the insult to the ecological, historical, environmental and cultural heritage of the this land. I dnot my children aksing me someday "Dad why did they build this here?"

Please vote against this project

Sincerely

DeWitt Garlock

DeWitt Garlock Vineyard Consulting, Inc

1211 Garden Avenue

Saint Helena, CA 94574

[dewitt.garlock@gmail.com](mailto:dewitt.garlock@gmail.com)

(Mobile) 707 486-6118

(Office and Fax) 707 963-9378

**From:** [Allen Green](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Specific Plan Amendment & Final Subsequent Environmental Impact Report  
**Date:** Saturday, April 11, 2020 10:27:23 PM

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It may seem inconsequential in the total range of things proposed, however my main objections has to do with the loss of dark sky. Once lights are installed the ability to get a good view of the stars, planets, and other objects in space disappear never to be recovered.

I'm may be only one voice, however looking at the dark sky has many very good effects on people. The loss of places where the Dark Sky can be observed is continually getting smaller and smaller. Let's not lose this one also.

-Allen Green, PE Ret.  
345 Lakeshore Drive  
Pinecrest, CA 95364  
916-216-2844-

.

**From:** [Linda Halopoff](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** WILD BY NATURE  
**Date:** Saturday, April 11, 2020 2:58:50 PM

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The Tioga Inn and its embedded plans to create more traffic, more visual blockage, more light pollution and more congestion at the 395/120 interchange is exactly the kind of development that Mono County has promised it will prohibit in order to maintain the serene, dark sky environment unique to all of California and North America. There is no other place like this.

The essence of this historic, natural, scenic corridor and eastern gateway to Yosemite National Park is an extension of the park and should be held in trust by those who govern the Wild by Nature soul of this landscape.

Do not approve the Tioga Inn for any type of development - now or in the future. The folks who want to see it happen value personal gain and \$\$, not the untamed wilderness and wildlife that need to be protected. Lee Vining, June Lake and Mammoth Lakes have enough hotel rooms to shelter those who want to enjoy this area.

Sincerely,  
Linda Halopoff  
18715 Paseo Cortez,  
Irvine CA 92603

**From:** [Ken Harrison](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn - Opposed  
**Date:** Tuesday, April 14, 2020 8:18:56 AM

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**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 Planning Commission,

I am opposed to the building of the Tioga Inn in Lee Vining. It is too massive of a project for this little town and your rural communities. Visually, it is not compliance with the natural character and beauty of the Eastern Sierra.

The reason we long-time Mono County visitors drive 8 hours to get there, and then willingly pump millions of dollars into your tourist based economy is because Lee Vining and Mono County are *not* what we leave behind. Mono County leaders should believe that bigger is not always better, unlike the decades of planning mistakes in the towns we come from.

***Ken Harrison***  
*PO Box 393*  
*Cardiff by the Sea, CA 92007*  
*760-815-2502 (cell/text)*

<http://www.sandiegoreader.com/staff/ken-harrison/>



**From:** [Sharon Hawley](#)  
**To:** [CD Ritter](#)  
**Subject:** Tioga Inn Specific Plan  
**Date:** Saturday, April 11, 2020 3:17:13 PM

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**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.

April, 11, 2020

Dear C. D. Ritter, Commission Secretary, and Mono County Planning Commission Members,

We are writing to oppose the approval of the Tioga Inn Specific Plan and to ask you to consider the findings of the Environmental Impact Statement linked to this proposed project.

We have been a frequent visitor to this area for over 20 years, and we love the scenic beauty and respect the efforts of the community to protect the natural environment. We are concerned about the Tioga Inn Project for several reasons. Each of the following issues is important to us:

As we arrive and leave from the area using Highway 120 the impact of increased traffic at the Highway 120 and Highway 395 junction is of concern to us. This issue will have an impact not only on vehicular traffic but also on pedestrian, and bike traffic as well.

We are also concerned about the impact on housing in the area. As a seasonal tourist area, the ability to find housing for all the employees necessary to service the community will be exacerbated by this project.

And another important issue, from our perspective, is the location of this project. It will have a negative impact on the visual beauty of the area. Please consider the fact that once the site is disturbed by this project it will forever be changed and the former beauty will never be recaptured.

We know that you are facing a difficult decision and we hope that you will consider our issues as you deliberate.

Sincerely Yours,

Dana R. Crum & Sharon Hawley-Crum

**From:** [Cathie Haynes](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn project  
**Date:** Monday, April 13, 2020 1:59:11 PM

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As a frequent visitor over the past 30+ years often staying for a month, I have come to love the Mono Lake Basin and its pristine natural beauty. The night sky with a full moon rising over Mono Lake from Picnic Grounds Road is one of my all time favorite experiences. Another is seeing coyotes romp through the snow near the closed Mobil Station in late November. Yet another, is a massive eagle taking care of the carion on the roadside (Highway 395). This massive development will impact all of this!

The sudden, dramatic, scenic appearance of the Tioga Crest, welcoming travelers traveling north on Highway 395 as they enter Lee Vining will be spoiled by these multiple, two-story buildings breaking the skyline and interfering with this scenic, gateway view of the entrance to Yosemite National Park.

And furthermore, one of the draws to come enjoy the Mono Basin is to see the stars (and full moon) in the dark night sky. In looking at the Draft Subsequent Environmental Impact Report and Specific Plan for the Tioga Inn Project I see that impacts on light and glare are identified as some of the 6 significant unavoidable adverse impacts. I find it hard to believe that there are not more things that can be done in order to preserve this special resource. I urge you to require the applicant to come up with a project that takes further mitigation into account and not change people's opportunity to experience the precious night sky.

In addition, this project will have a cumulative adverse impact to migrating deer. There is no planned immediate, enforceable mitigation that will reduce additional vehicle impacts with deer and other wildlife in the Mono Basin who call this place "home."

The proposed multi-unit, two-story construction of a 100-unit/150-bedroom Workforce Housing Village will, if approved as is, fundamentally change the experience of the wild natural beauty of both Mono Lake and Mono Basin. Mono Lake, Mono County, and the scenic highway and gateway to Yosemite National Park deserve better. Please see that this happens.

Gratitude,  
Catherine A. Haynes, M.S. R.N.

**From:** [Earl Heitzmann](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** HOTEL PROJECT  
**Date:** Saturday, April 11, 2020 12:12:55 PM

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I'm very much opposed to the Mono Lake development!!!!!! Earl Heitzmann

**From:** [BARBARA P HERRGESELL](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn  
**Date:** Saturday, April 11, 2020 12:58:34 PM

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The experience of visiting Mono Lake and the area would be greatly negatively impacted by a large development as described for Tioga Inn. I spent a week there about ten years ago. It was a special week of peace in an otherwise busy eastern US life. The walking by the lake in the quiet town of Lee Vining, viewing the mountains, the very special tufa, the birds, feeling the sense of wonder of the earth, all were a refreshing respite worth a week's time. ( I am working on a painting of the far side of the lake shore, as a person new to painting. ) The lake itself is of great importance, being a rare one, in its sourcing and salinity. The landscape around Lee Vining is of natural interest. An easterner doesn't see the scrubland where I photographed a deer, back home. The lake, the tufa, the town, low traffic; the whole geographic area would be forever changed by the large complex being planned.

Barbara Herrgesell  
Formerly of Syracuse NY

Sent from my iPhone

**From:** [Garry Herron](#)  
**To:** [CD Ritter](#)  
**Cc:** [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn project  
**Date:** Saturday, April 11, 2020 6:13:27 PM

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My name is Garry Herron. My wife's name is Kathleen Herron. We are owners of a vacation home in Mammoth Lakes, and also visitors to Lee Vining and Mono Lake multiple times every year for most of the last two decades.

We are writing to request that the Mono County Planning Commission reject the Tioga Inn project that is before it.

As visitors who sometimes bring along family and friends, our great concern is that this project would have a destructive impact on the natural environment, both in the immediate vicinity and for many miles around. The project would cause irreparable damage to the ecosystem of both plants and animals, and would constitute a visual eyesore inflicted upon our enjoyment of the uniquely dramatic natural views encompassing Mono Lake, Tioga Canyon and the Eastern Sierra Nevada.

The adverse effects of this project would be a great intrusion onto an environment that belongs to everybody. With our remaining natural wonders constantly under assault from all manner of development schemes, that alone should be enough reason to reject this project.

Thank you for your time.

Sincerely,

Garry and Kathleen Herron  
Seal Beach (and Mammoth Lakes), California

**From:** [LAURA H](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn  
**Date:** Sunday, April 12, 2020 11:06:22 AM

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**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.

I am writing to express my severe disapproval of the Tioga Inn project and surrounding build out. I am a Mammoth Lakes resident and travel to the area to hike multiple times per month in the summer. It is one of my very favorite places in all the Sierra and I am horrified at the plans that will change the area, the wildlife, and the community forever in a very negative way.

Please listen to the wishes of your community and do not go forward with the Tioga Inn project.

Thank you,

*Laura Hidy*

Tuesday - March 24, 2020

Moose Lake Committee Members:

Pursuant to my telephone conversation with Ellen King yesterday, I am writing to register my vehement protest against the Tioga Inn project.

For starters, it would permanently mar the scenic beauty of the area.

Second, the peaceful and harmonious atmosphere residents hopefully now enjoy would be diminished perpetually.

Third, the gates would be open for further developers whose primary interest is making money rather than the local quality of life.

This Tioga Inn project is an abomination and I urge you to not approve it.

Sincerely,

Tommy Hayes  
DOB: JUNE 22, 1937

**From:** [Eva Ihle](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** an opinion in opposition to Tioga Inn  
**Date:** Sunday, April 12, 2020 4:56:53 PM

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Good afternoon,

I am a decades-long advocate for Mono Lake (since my first public speaking assignment in my sophomore year in high school, in 1983) and a more recent dues-paying member of the Mono Lake Committee. I am writing in opposition to the Tioga Inn Project.

The project appears to anticipate enormous negative impact on the pristine ecology of the region, without adequate consideration for mitigation or remediation.

The Tioga Inn development seems hardly worth the irreversible damage likely to be caused to the Mono Lake ecosystem in which it is slated to be located.

Please reject this project.

Sincerely,

Eva Ihle, MDPHD

Sent from [Outlook](#)



**From:** [Paul Jorjorian and Hannah Mitchell](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn development  
**Date:** Saturday, April 11, 2020 1:40:51 PM

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As a visitor to Lee Vining I have enjoyed my stops there on my way to backpacking trips in the Sierras. After reading the reports concerning the Tioga Inn development, I fear that this project will severely jeopardize the character of the town and the iconic vistas of Mono Lake. I urge you to further reduce the scope of this project or reject it until such time and there is a more nuanced and environmentally balanced proposal.

Paul Jorjorian  
2633 7<sup>th</sup> Ave.  
Sacramento CA 95818

**From:** [russkingeastbay@gmail.com](mailto:russkingeastbay@gmail.com)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn project  
**Date:** Saturday, April 11, 2020 1:20:58 PM

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The Mono Lake Committee was founded in 1978. The 1980 census [counted 23.67 million Californians](#). By 2019, there were 39 ½ million Californians.

Environmentalists, myself included, too seldom speak against unsustainable population growth. Ditto for politicians. Nobody wins office running against motherhood. From 2000 to 2009, California's birthrate increase (3,090,016) was [ten times](#) its population increase due to net immigration (306,925). So here we are. Lee Vining wants to stay small. So does Lafayette, and so many other California cities. Hence, our skyrocketing housing prices and homeless spike. Where does the Committee want these 15 million plus new Californians to go?

Russell King  
7 Harrison Court  
Richmond CA 94803

**From:** [Kathie Kingett](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Project  
**Date:** Saturday, April 11, 2020 12:22:01 PM

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I'm sorry the Tioga Inn Project has gotten this far. Although some changes have been made, there is no disputing that it will destroy the dark skies of the Mono Basin and affect wildlife. Why do people think they "have" to build their project on the ridge line and therefor permanently destroy the view for the rest of the public to enjoy? Nobody has that right. It's just like the selfish people who want to block off sections of California coastline and beaches and make them "private."

What about locals and tourists who wish to walk or cycle along Highway 395?

Finally, the housing for workers does not have enough space to allow workers to bring families into these accommodations. There is also no affordable housing to meet community needs.

This just looks like a bad idea for quick bucks for a few investors.

thank you for your time and attention,  
kathie kingett

**From:** [Mike Kiparsky](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Oppose Tioga Inn Project  
**Date:** Tuesday, April 14, 2020 12:36:51 PM

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Dear Commissioners:

I am writing to urge the Mono County Planning Commission to vote no on Resolution R20-01.

As a frequent visitor with a deep love of Mono County, and Mono Lake and Lee Vining in particular, I value highly its wild character that has been fostered and preserved by restrained development. The Tioga Inn project would have significant impacts and detract from those of us who have long had the privilege to enjoy the area in general, and have long supported activities to retain its natural and scenic beauty.

I have reviewed, and I endorse, the Mono Lake Committee's analysis of the FSEIR. I believe responsible development is possible, but requires careful thought as well as mitigation and restraint where necessary. I urge you as a responsible commission to hold the developers to a higher standard that takes into account the long-term, irreversible impacts of any development project on the natural landscape and local communities.

Yours  
Mike Kiparsky

**From:** [Tauria Linala](#)  
**To:** [CD Ritter](#)  
**Cc:** [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Mono County Tioga Inn Planning Hearing Comment -- Findings against project  
**Date:** Saturday, April 11, 2020 7:00:14 PM

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Dear staff and Commissioners,

The proposed Tioga Inn expansion is out of scale and out of date. Catering to travel is a lovely thought and must have weight in your decision. How much travel and development until what makes this space special is overrun. Other destinations are planning and taking action to limit the influx that is disrupting their housing, vacation accommodations and other local business. Here is a prime example of why you should too.

Finding the project out of scale with neighboring ranch and preserved open space. Look at the size of this monster from the lake and road. Too many cars. Too little thought of tying in with the local town and neighboring businesses.

I love Mono Lake and am generally proud of your commission's and staff's findings and oversight. Not today. Not this project. This breaks the night sky and breaks my heart. You and the developer can do better. You and the developer can do better for the workers. What other needs and services will be required of the County and of the citizens to meet the human needs and first response scale in an emergency? What are the developers giving back to the people, the land and in relation to impacting County services?

Respectfully,

Tauria Linala  
San Luis Obispo CA

A garden variety supporting member of the Mono Lake Committee

**From:** [kim.macdonald](mailto:kim.macdonald)  
**To:** [CD Ritter](mailto:CD.Ritter); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn  
**Date:** Monday, April 13, 2020 4:35:54 PM

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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.

Just want to add my voice to concerns about the Tioga Inn project. I have been coming to the Mono Basin for nearly 70 years. I see NO need or benefit to disrupting the scenic beauty and ecosystem of this area. PLEASE DON't!!!

Thank you for your attention. Kim MacDonald

**From:** [Mary Ann](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Negative impacts of the Tioga Inn Project  
**Date:** Saturday, April 11, 2020 12:56:20 PM

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**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.

I would like to add my voice to the opposition to the proposed Tioga Inn project. All of the listed impacts are concerning. To me, the first item is the most significant.

1. **Significant, unavoidable impacts to the scenic and visual resources of the Mono Basin, and the valuable dark-sky resources of the Mono Basin.**
2. Significant, unavoidable, cumulative impacts to the mule deer herd in Lee Vining Canyon.
3. Exposed and dangerous travel conditions imposed on pedestrians and cyclists along Highway 395 between Lee Vining and the project site.
4. Increased traffic dangers imposed at the junction of Highway 395 and Highway 120 West.

I've made many visits to Mono Lake, supported conservation efforts in the area, and followed this development since its initial proposal. I am strongly opposed to the visual blight this project will create, turning a iconic nature scene into a holiday tourism development. A visitor won't be able to view the lake or its features and the surrounding high desert and mountains without being confronted with the near-distance intrusion of this unnatural development. The existing Mobil station and Whoa Nellie Deli are blight enough. Returning visitors will hate it, and new visitors will never get to experience the lake and its surroundings in their more natural state.

Please do not allow this development to proceed.

Thank you.

Mary Ann Robinson

**From:** [Kate McLean](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Save the Beauty of Mono Lake  
**Date:** Monday, April 13, 2020 2:48:18 PM

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**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.

I am writing to protest the building of the Tioga Inn. I have been traveling to Lee Vining and the Mono Lake Basin since I was two - for 42 years. My family has reveled in the quiet, peaceful majesty of the mountains, the basin, the lake. I have been so impressed with how little has changed. The respect for the natural beauty of the Mono Basin is paramount in maintaining the darkness of the night sky and the habitat for thousands of creatures. Don't sacrifice these precious treasures for money. Do not sacrifice the plants, animals, ecosystem, and pleasure that humans can have as they learn to respect the beauty and dignity of the natural world.

Kate McLean



**From:** [Joan Mc Nerney](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn project  
**Date:** Monday, April 13, 2020 10:39:06 AM

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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.

We have plenty of objections against the Tioga Inn project, primarily that it is a flagrant attack against the fragile environment of Mono Lake and totally out of synch with the rural atmosphere of surrounding areas.

The fact that you are holding this so-called "public" hearing on April 16th in the midst of COVID -19 pandemic shows blatant disregard for open discussion and participation. Not everyone has access to ZOOM, and second home-owners have been asked by municipalities to avoid using their second homes for the duration of the pandemic.

That you persist in holding this hearing at this time suggests to me that you are trying slide approval through behind everyone's back. Any approval, therefore, will be subject to lawsuits filed against the County and the Planning Commission.

Dennis & Joan Mc Nerney

10312 Overhill Dr., Santa Ana, CA 92705  
and 798 Minaret, June Lake, CA

Sent from my iPad

**From:** [Ralph Mendershausen](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Oppose Tioga/Mobil Gas FSEIS approval  
**Date:** Saturday, April 11, 2020 2:40:08 PM

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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 Planning Committee,

My wife and I have lived in Mariposa for 50 years. We often participate in recreational activities near Mono Lake. We have availed ourselves of the amenities at the Tioga Inn Gas Station but have always been concerned about its apparent lack of connection on all levels with the area and the community. We have always feared what is happening now, a major expansion of the footprint and population without significant regard to the region or the community nearby. The lack of a safe corridor binding town and this massive development is emblematic of the invasiveness of the project. The project seems to privatize public spaces in many ways that threaten the public itself. Dominating the last commercial point before Yosemite National Park, the sole access from the East Side, is a good gig if you can get it. Turning the many remarkable public assets into the private benefit of a colossus raises justified concerns by neighbors and visitors as well. This project seems to favor monopoly practices without the contract obligations and oversight that might be imposed on a concessionaire on public lands.

The area around the project is fragile and its values are precious. One of those is the big sky; another is its unbroken landscape views. Why should these and other public resources and values be jeopardized for the benefit of the very few. This is not a community based project of reasonable growth; it is an invasion, an imposition and a threat. How will the future relationship of the project managers with the community, ie those with a vested, long term interest in the values and resources of the area, ever be a positive one? The project simply is outsized and out of place. It does not belong there.

The project poses another concern as well: the assumption that Yosemite will always draw and accommodate more tourists regardless of the health of the park. Presumably the owners will work as hard as they can to have the park serve their commercial interest. That would be consistent with the general disregard of public good inherent in this project.

Please oppose this inappropriate misuse of public resources.

Sincerely yours,

Ralph and Ann Mendershausen

**From:** [Grace Murayama](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Sell-out Tioga  
**Date:** Sunday, April 12, 2020 8:11:19 PM

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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.

The proposed development is a total abomination of the unique beauty and habitat of this area! Zero development here!

Thanks,  
G.Murayama  
[skepticgam@icloud.com](mailto:skepticgam@icloud.com)

Sent from my iPad

**From:** [snamtr@aol.com](mailto:snamtr@aol.com)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn  
**Date:** Monday, April 13, 2020 9:55:12 AM

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**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.

Planning Commission,

I am vehemently against the Tioga Inn construction.

As you know, Mono Lake and its surroundings are special. The lake and area have been brutally abused in the past and are still recovering. Do not make a decision people talk about years from now as having been another huge setback to the natural area.

The tax base and profit gathered from the Inn are not reasons to build it. The idea that the Inn would allow people to enjoy the lake and area is an excuse. There are plenty of lodgings nearby.

Do not allow any construction related to the Tioga Inn.

Stephen Nemeth

**From:** [Marc Norton](#)  
**To:** [CD Ritter](#)  
**Cc:** [Mono Lake Committee](#)  
**Subject:** I oppose the Tioga Inn project.  
**Date:** Monday, April 13, 2020 10:23:13 AM

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Commissioners:

I respectfully oppose the Tioga Inn project.

I have been coming to Mono Lake and Lee Vining for decades. I have stayed in Lee Vining's small motels, camped in the wild lands and on Pahoia Island; kayaked, canoed and swum in the lake, and gotten my vehicle stuck in the sand.

The Tioga Inn project has no conceivable benefit, except for the profiteers behind the project. It will create human and traffic congestion, damage and obstruct views of the lake and surrounding lands, and drive away the people who have for many years enjoyed Mono Lake and Lee Vining's small town charm.

Do the right thing, and tell the profiteers to go take a hike.

Marc Norton  
San Francisco  
(415) 648-2535

**From:** [Helen O'Neill](#)  
**To:** [CD Ritter](#)  
**Cc:** [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Please vote NO to the Tioga Inn Project R20-01  
**Date:** Wednesday, April 15, 2020 9:51:33 AM

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Dear Commissioners,

My 2 concerns for the Tioga Inn project are-

1. Significant, unavoidable impacts to the scenic and visual resources of the Mono Basin, and the valuable dark-sky resources of the Mono Basin.
2. Significant, unavoidable, cumulative impacts to the mule deer herd in Lee Vining Canyon.

These adverse impacts could have been addressed by better project planning and design but there are insufficient mitigations required in the project documents. I am asking the Planning Commission to vote no on Resolution R20-01.

Sincerely,  
Helen O'Neill

Helen O'Neill  
Pineapple Productions  
332 Rodgers St.  
Ventura, CA 93003  
USA  
805-701-7661

**From:** [gerryjim](#)  
**To:** [CD Ritter](#)  
**Subject:** Re: Tioga Inn Project  
**Date:** Sunday, April 12, 2020 7:28:11 PM

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**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.

I am opposed to the Tioga Inn Project .....

- The Tioga Inn project will bring significant visual impacts to the shores of Mono Lake, the Mono Basin National Forest Scenic Area, and Mono Lake Tufa State Natural Reserve.
- The project will be a major distraction from South Tufa—the #1 visitor destination site in Mono County, loved for its expansive views—because it will intrude into the striking view of Mono Lake and Sierra peaks with daytime visibility, sunrise reflections, and nighttime glowing lights..
- A “new” alternative, Alternative 6, was added in the FSEIR that has visual mitigations (slightly lower elevational grading and one-story buildings along the eastern boundary of the moraine), but this partial improvement does not shield the full project from view and just highlights that more could have been done to fully hide the project from Mono Lake.
- The Tioga Inn project will bring significant, adverse, and unavoidable cumulative impacts to the Casa Diablo Mule Deer Herd.

Sincerely,  
Gerald Orcholski  
Pasadena, CA. 91104

**From:** [Terra Padgett](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Sickened and Heartbroken  
**Date:** Sunday, April 12, 2020 8:00:04 PM

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**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 All It May Concern:

My family and I have been enjoying vacations in the Eastern Sierras for 30 years now, particularly our favorite spots, Tioga Pass, Saddlebag Lake, and the Mono Lake/Lee Vining area.

Why has this been our favorite spot all these years?

Not only because of the great fishing, amazing trails and magnificent scenery, but because of the **UNTOUCHED** Beauty and the fact that there **was not as many people or traffic** to these areas.

I had no idea about this proposed Tioga Inn Project until this last summer, when I was expecting my first child. When I read it I just broke down and started crying because I have always dreamed of taking my children and family here to see and experience what I have been blessed to do my whole life. I already have a trip planned with my daughter and family later this year.

I cannot believe the owners and developers care more about money in their pockets than protecting this precious area. **If all this is built you will have the same situation as what has unfortunately happened to Mammoth Lakes.** Let me tell what has happened to Mammoth and it is no secret. This has been our personal experiences in more recent years camping at Mammoth Lakes.

Mammoth Lakes was one of our favorite areas to camp, fish, hike, etc.. and it is a shame what it has become over the years.. **Overcrowded**, with most of the people from LA and Southern California. Which unfortunately has brought typical large city issues, with a lot of **people that are disrespectful, careless, loud, and leave trash in our beautiful lakes, streams, and forests.** Also, **now we have to worry about crime!** We have had fishing and camping gear stolen from our campsite and from the back of our truck! Not to mention, they have caused harm and death to the animals by feeding the black bears and other wildlife and leaving their fishing line for birds to get tangled in!

**More roadside amenities equals more big city people.** Over recent years we have already had to move our vacation times around to try to avoid this and have started searching for newer places further North to enjoy our vacations. And we do not just take 1 summer vacation every year, any chance we get all year, every season we are there! I always look forward to knowing that every time we take that drive on the 395 to get to Tioga Pass it looks the same. It is one of the few areas left in California that



has remained the same and has kept it's beauty and Lee Vining with it's small town charm. The Eastern Sierras are a huge part of our lives, as they are for many people. **The whole point of our family and many others of going to the Eastern Sierras and the Tioga Pass area is to get away from the city life stresses and those types of people I have mentioned. We want to enjoy God's Country the way it should be!** Peaceful, quiet, and we want to enjoy the natural beauty, without new construction and traffic obstructing that! We go to unwind, relieve stress, and connect as a family with nature. In the world we live in now this is much needed for a lot of people, not only for physical health, but mental and spiritual health as well.

**It is a huge mistake proceeding with this development, you will have more people from all over the world ruining it for those who truly love and cherish this beautiful and historic part of California.** Please do not let this area become another Yosemite Valley or Mammoth Lakes.

The Mobil Station & Restaurant Owners and developers should be ashamed of themselves. My friends and family will never step foot in the Tioga Mobil Station & Restaurant again and I have been telling everyone I know about this devastating news. **This decision to expand is foolish, selfish and will have a negative impact on many people, animals and the environment. It makes me, my family and so many others deeply sad, angry, and heartbroken.** I'm hoping and praying something will prevent this from ever happening. My family will forever continue to enjoy the great outdoors, but sadly in the future it may just be in another area of California.

Please feel free to forward or read this to anyone you feel necessary to help in the prevention of the expansion of the Tioga Mobil Inn Project.

Sincerely,

Terra, Kris, Audrey Rotondo and the Padgett Family

**From:** [Jmrach](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn project  
**Date:** Saturday, April 11, 2020 1:51:32 PM

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This project will degrade a national treasure --Mono Lake is an unusual and beautiful natural place that should be considered a national park. More lights, more traffic, more commercial activity, should not be allowed so near the Lake and overlooking it.

A lighted place above the lake will be particularly destructive, at night. People who visit Mono Lake, as I have, will not have a clear view of the stars or able to walk in silence to enjoy the ambience. Birds and wildlife will retreat.

I live across the country on the East Coast, but I treasure Mono Lake as a natural unspoiled place, as well as an interesting phenomenon. Your decision affects people far from Lee Vining.

Marjorie Rachlin 2919 Brandywine St, NW, Washington DC 20008

April 15, 2020

Mono County Planning Commission  
Post Office Box 347  
Mammoth Lakes, CA 93546

**Resolution R20-01: Oppose**  
Tioga Inn Development

Dear Members of the Commission:

As a frequent visitor to the Mono Basin for the past 40 years, I urge you to vote “no” on Resolution R20-01. Amendment #3 of the Final Subsequent Environmental Impact Report (FSEIR) still does not pass muster.

I reiterate the concerns I made in my earlier letter because the latest FSEIR does not address them adequately.

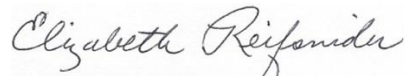
- The cumulative impacts of this project still have not been sufficiently addressed.
- The visual and aesthetic impacts are still substantial and would irrevocably alter the character of the Mono Basin.
- The problems of increased vehicle traffic, effects on deer and wildlife migrations, and the potential for more collisions with wildlife are not adequately addressed.
- Mono Lake is listed in numerous dark skies directories as well as outdoor travel magazines. For instance, Travel and Leisure Magazine listed Mono Lake as one of fourteen destinations in its 2017 article “Where to Find the Darkest Skies in the U.S. for Serious Stargazing.” As currently proposed, the Tioga Inn project would destroy those opportunities.

If this project goes forward as currently envisioned, the Mono Lake National Scenic Area will no longer be scenic. The ability for visitors like myself to stay and recreate in the Mono Basin will be substantially reduced.

Again, I urge you to vote “No” on Resolution R20-01.

Thank you for your consideration.

Sincerely,



Elizabeth Reifsnider  
1344 Vallejo Way  
Sacramento, CA 94818  
[betsyreif@icloud.com](mailto:betsyreif@icloud.com)

**From:** [Adam Resnick](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn FSEIR comment  
**Date:** Wednesday, April 15, 2020 9:02:28 AM

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Mono County Planning Commissioners,  
My name is Adam Resnick. I've spent most of my life in California and I've spent a lot of that time in the Eastern Sierra. Backpacking, camping, hiking, running, canoeing, skiing, photographing - you name an outdoor activity, and I've probably done it in the Sierras. It's unique beauty has made it a quasi-religious destination for me; it provides a soulful restoration like nowhere else on Earth.

Therefore, I am deeply opposed to the Tioga Inn project. There are lasting, negative impacts and no clear benefits. It will permanently destroy the scenic views of the Mono Basin. The pristine view from South Tufa lakeshore will be forever lost. It will also limit the night sky's darkness, preventing everyone from being able to properly see the stars and understand our place in the universe.

Lee Vining has maintained its unique, scenic feel by resisting the ill-conceived, poorly planned over development that has plagued other scenic gateway communities. Don't sacrifice the character of the Mono Lake-Yosemite area by contradicting the resources and values that make Mono County "Wild by Nature".

There are insufficient mitigations in the Tioga Inn project documents. Thus, I am asking the Planning Commission to vote no on Resolution R20-01. Thank you for your consideration.

--

**Adam Resnick**



Range of Light Group  
Toiyabe Chapter, Sierra Club  
Counties of Inyo and Mono, California  
P.O. Box 1973, Mammoth Lakes, CA, 93546  
*RangeofLight.sc@gmail.com*



April 15, 2020

Planning Commission  
Mono County  
PO Box 347  
Mammoth Lakes, CA 93546  
[cdritter@mono.ca.gov](mailto:cdritter@mono.ca.gov)

RE: Comments on the Final Subsequent EIR for the Tioga Inn Project

On behalf of the Sierra Club's Range of Light Group Executive Committee, I'd like to comment on the Tioga Inn Project and the Final Subsequent Environmental Impact Report (FSEIR). The Range of Light Group is part of the Toiyabe Chapter of the Sierra Club and consists of over 400 Sierra Club members in Inyo and Mono Counties. Our members as well as visitors from around the world visit the Mono Basin and Yosemite National Park. We have a vested interest in protecting the scenic qualities and natural resources of the Mono Basin.

We have concerns about this project especially how it conflicts with the community's vision for development in the Mono Basin<sup>1</sup> and the degree to which this project will permanently impact scenic qualities that are a national treasure for all. As it stands now, this project should be rejected.

### **Phasing**

Under the FSEIR, the project will be phased. The impression given is that Phase 2 is dependent upon the hotel getting built, however, the criteria defined in the FSEIR allows Phase 2 to be started simply by an application being submitted to the Planning Department. Therefore all three housing phases could go forward without a hotel or restaurant ever getting built. The criteria for Phase 2 needs to guarantee that it only goes forward if the hotel is truly to be built. The FSEIR also lacks the 3-D images and photos of what the site would look like after Phase 1, after Phase 2, and after Phase 3. This would be very helpful in showing the visual impacts of grading for all phases at the onset.

### **Overbuilding**

The likelihood of the hotel being built is very low because a seasonal hotel is not financially viable. The original Tioga Inn project EIR included a marketing feasibility study that is based on premises that are no longer valid. This project should not be based on a project that will not come to fruition. Tourism in Lee Vining is dependent upon the opening of Tioga Pass, not on the activities and resources in Mammoth Lakes or June Lake. Until Tioga Pass is open year-round due to climate

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<sup>1</sup> Per the Mono Basin Community Plan re: dark skies, infill, gateway projects, small town character, etc.



Range of Light Group  
Toiyabe Chapter, Sierra Club  
Counties of Inyo and Mono, California  
P.O. Box 1973, Mammoth Lakes, CA, 93546  
*RangeofLight.sc@gmail.com*



change, a hotel will not be profitable. It is admirable for a developer to provide employee housing, but this project is about building rental units for a return on investment; not about employee housing.

Should a hotel one day be built, as stated in the FSEIR, this project only houses 2/3 of the hotel and restaurant's workforce. In addition to creating a housing shortage, the units will most likely have been rented out and those tenants will need to be evicted adding to the housing shortage. If these tenants were contributing to the community, it would be a loss if they are forced to leave the area.

It is also questionable if the employee housing would be "affordable" for the majority of the hotel employees. Based on current rental rates of the existing residential housing, most hotel employees will be priced out of this market unless they take on roommates. If an employee makes \$15/hr and works full-time, they will only be able to afford \$780/month in rent per the industry standard of 30 percent rent to income ratio—just a studio unit. Two people would have to be in a 1-bedroom unit to cover the rent. If these units aren't affordable, the workers will have to find housing that is, compounding the problem.

Without a hotel, the amount of housing planned is overkill for the Mono Basin and an unnecessary disturbance to the natural beauty of the Mono Basin. This project should be scaled to just the housing needs of the Mono Basin, which has not been established. However, 20-30 units would be a great benefit to the community. If only one phase is completed, then that housing should be relocated to where Phase 3 housing would be or where the hotel would be. This would significantly reduce visibility of the housing and maintain the natural contour of the moraine. It would be tragic to grade the whole nose of the moraine and cut a terrace into the moraine for a bank of three buildings if the rest of the project doesn't come to fruition. It would be the worst scenario for marring the viewshed of the Mono Basin to be left with just Phase 1 where it is planned.

### **Carbon Footprint**

The Sierra Club members work to help reduce our country's dependence upon fossil fuels. Mono County also has a goal to reduce its GHG levels of 2005 by 10% this year. This project only increases GHGs. This is housing primarily for people who work in Mammoth and their commute will only add to the climate change problem. Additionally, these housing units should be all-electric. Wood stoves should not be permitted.

An additional gas pump island is being proposed. To reduce our dependence on fossil fuels, this should not be approved. To meet the future needs of electric vehicles, the proponent could lease space to Electrify America who could install a DC quick charger for electric vehicles.

### **Visual Concerns**



Range of Light Group  
Toiyabe Chapter, Sierra Club  
Counties of Inyo and Mono, California  
P.O. Box 1973, Mammoth Lakes, CA, 93546  
*RangeofLight.sc@gmail.com*



Visual impacts should be the highest concern of this project. The Mono Basin is a National Scenic Area that draws hundreds of thousands of visitors from around the world during the summer. The scenic and visual night setting of the basin is extremely important to maintain. Whatever is built here on the Tioga Inn Project site will be a permanent visual disturbance forever. We appreciate the changes that have been made to reduce the visual impacts, but restricting the number of units to just the housing needs of the Mono Basin and eliminating 2-story housing would be even more effective.

### **Connectivity to Lee Vining**

The FSEIR projects that 300 people will be living at the project site outside of the town of Lee Vining. That more than doubles the number of people living in the town now. Many will need to go to town for school, mail, groceries, the library, the park, etc. This is a significant increase in year-round traffic and even more during the tourist season. It creates a parking problem in the town. It is very important to have a walking/biking trail connecting the town and the Tioga complex for tourists, locals, employees, and children walking to/from town to preserve the sense of community of Lee Vining. This path would need to pass through SCE property with a bridge crossing over Lee Vining Creek to meet up with Utility Road. We recommend a fund be set-aside with the developer fees for a trail that connects the project to the town. Negotiations with SCE should continue. A walkway connecting the Mobil Gas Mart to the town would be an asset to the whole community and add significantly to the visitor experience.

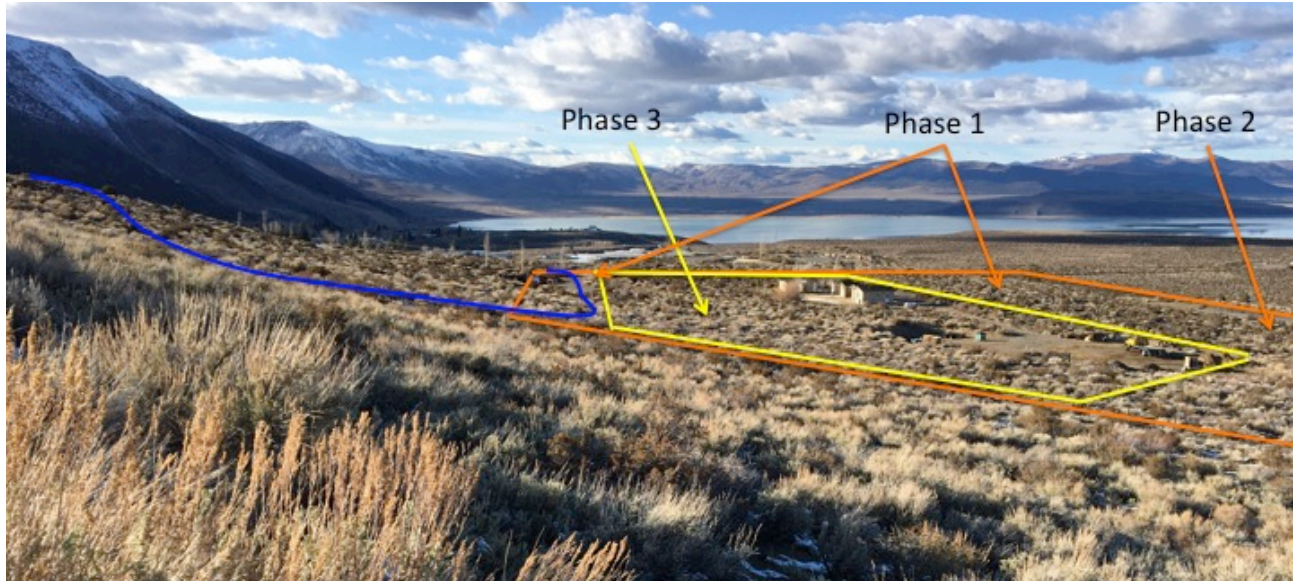
This project stands at the gateway to Yosemite National Park and overlooks the Mono Basin Scenic Area. It should be a showcase project of green technology and aesthetics. It should be designed to have the least visual impact.

Sincerely,

Malcolm Clark, Vice Chair and Conservation Chair  
Range of Light Group  
Toiyabe Chapter, Sierra Club



Range of Light Group  
Toiyabe Chapter, Sierra Club  
Counties of Inyo and Mono, California  
P.O. Box 1973, Mammoth Lakes, CA, 93546  
*RangeofLight.sc@gmail.com*



Site of 100 housing units. Orange is the disturbed area. Yellow is the Phase 3 area. Blue is the new road.



Area to be graded and recontoured.





Range of Light Group  
Toiyabe Chapter, Sierra Club  
Counties of Inyo and Mono, California  
P.O. Box 1973, Mammoth Lakes, CA, 93546  
*RangeofLight.sc@gmail.com*



View from Highway 395.

**From:** [Ron Romanosky](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Lee Vining development  
**Date:** Sunday, April 12, 2020 2:20:45 PM

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Keep this area free from further development! Bringing in more tourists as a result of this hotel complex will greatly figure in degrading the surrounding environment to a point from which it cannot recover and ultimately usher in more development.

**People visit this area to GET AWAY FROM DEVELOPMENT AND CROWDS!!!!**

Ron Romanosky

Sent from [Mail](#) for Windows 10

**From:** [Cathy Rose](#)  
**To:** [CD Ritter](#)  
**Subject:** Tioga Inn Specific Plan Amendment  
**Date:** Tuesday, April 14, 2020 11:00:22 AM

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Dear Mono Lake Planning Commission,

I am a Californian, the owner of a summer residence near Rock Creek, and a frequent visitor to Yosemite and Mono Lake.

One of the most beautiful areas in California lies between Tioga Pass at Yosemite's eastern border and Mono Lake at the foot of the dramatic 4000' drop from the Pass.

Unfortunately, in 1993, the Mono County Board of Supervisors approved the Mobil Mart complex, with its gas station, restaurant, and parking area. It is an ugly blot on the gorgeous landscape, with cars overflowing onto the sides of Highway 120 and constant coming and going. The same permit approved a plan for a hotel which has never been built.

Now an amendment is proposed for 100 units of workforce housing, more gas pumps, a wastewater treatment plant, and a large propane tank.

It seems absurd that so much workforce housing would be built for a hotel that would serve Yosemite when the Pass to the Park is closed seven months of the year. Perhaps the housing is for Mammoth Lakes. If so it would be a dangerous commute in winter and a waste of gas at any time.

I oppose ANY further development, but if it is inevitable, the hotel should be one-story, light pollution should be strictly curtailed, and the workforce housing should be reduced by half. If the project were drastically scaled down, the impact on the scenic beauty of the Mono Basin and the peace and quiet of Lee Vining would be reduced. Ideally, of course, the greatest gift to Mono County and California would be to stop ANY further development.

Sincerely yours,

Catherine M. Rose  
1642 Loma St.  
Santa Barbara, CA 93103

**From:** [ann sanders](#)  
**To:** [CD Ritter](#)  
**Cc:** [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Expansion project  
**Date:** Sunday, April 12, 2020 6:06:40 PM

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Dear Mono County Planning Commissioners,

Now is the time that we have an opportunity not to mess up. Please look at the abomination of the South Lake Tahoe urban development. We will probably all be dead before Mono Lake, the surrounding area, and the gateway to Yosemite could ever reach that level, but now is the time to stop things in their tracks. South Lake Tahoe is ruined forever. Let's learn from that, and not let it happen to Mono Lake.

Please don't pave the way for this development and the future development that will undoubtedly follow the precedent this is setting. Please vote no on the project.

Thank you.

Sincerely,

Ann Sanders

6881 Del Playa Dr  
Goleta, CA 93117  
805-448-8702

**From:** [Mike Schmitz](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Specific Plan Amendment & Final Subsequent  
**Date:** Saturday, April 11, 2020 1:47:18 PM

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**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 the Planning Commission:

I've enjoyed several visits to Lee Vining and Lake Mono ... it's been an ideal place to stay for me, coming from the overly developed havens of Carmel and Monterey.

An outsized development in Lee Vining would be totally out of character, making the area just another tourist stop. This proposed development should not proceed.

There are other places I can go – California is a big, beautiful state.

Yours truly,

Mike Schmitz

Carmel Valley, CA

**From:** [John Sefton](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn project  
**Date:** Saturday, April 11, 2020 12:13:03 PM

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Please do NOT approve. Keep as is. Do not despoil further.

John Sefton

Sent from my iPad

**From:** [Crystal Sevier](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Comment regarding Tioga Inn FSEIR  
**Date:** Saturday, April 11, 2020 2:04:07 PM

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Dear members of the Mono Planning Commission,

Because I feel that the Tioga Inn Project as written (including the new Alternative 6) will create significant and unavoidable impacts, I am writing to ask you to vote no on Resolution R20-01.

As a frequent visitor to Mono County, I am concerned both about the visitor experience to the gateway community of Lee Vining, and the impacts to the residents of Lee Vining. I am not against development in any form, but this project needs to be re-configured to significantly reduce its impacts on the surrounding area.

Lee Vining is a unique place that my family and I very much enjoy visiting, both on our way to Mammoth Lakes, and as a destination on its own. Part of the reason we enjoy Lee Vining so much is that it has escaped and resisted substantial over-development and poorly conceived projects that have plagued other gateway communities around the country, instead keeping its rural and scenic nature intact. The Tioga Inn project, as currently proposed with its multiple significant impacts, threatens the character of Mono County's Yosemite gateway community, and sets a poor example for future projects in the county along the Highway 395 corridor. In addition, the project is not consistent with Mono County's "Wild by Nature" campaign, and it devalues the very resources that Mono County takes pride in. The community of Lee Vining and Mono County deserve a project which is consistent and more thoughtfully aligned with community interests and the natural and scenic landscape values of Mono Lake and Yosemite National Park.

In addition to the impacts to Lee Vining as a gateway community, I am concerned about the effects of a single project that would drastically increase Lee Vining's population, and is in direct conflict with the Mono Basin Community Plan. The Tioga Inn project threatens to erase the small, rural character of Lee Vining by tripling the population of Lee Vining and creating a distinct, separate, concentrated development that overshadows the town of Lee Vining. The Tioga Inn FSEIR is in direct conflict with the spirit and intent of the Community Plan and it is contrary to most of the plan's values, policies, goals, and objectives.

I am also concerned about the project's impacts on scenic and visual resources, traffic, and wildlife populations.

In closing, I ask again that you please vote no on Resolution R20-01 because of the unavoidable and significant impacts mentioned above. These adverse impacts could have been addressed by better project planning and design but there are insufficient mitigations required in the project documents.

Thank you,  
Crystal Sevier  
Soulsbyville, CA

**From:** [Ed Shearin](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Development Comments-You Can Do Better  
**Date:** Saturday, April 11, 2020 2:46:59 PM

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Dear Mono County Planning Commission Members,

I have vacationed in the Mono Basin and surrounding area with friends and family since the late 1970s. During those 40+ years, I have moved all over the United States, but the Eastern Sierra always brings me back to visit. Obviously, there has been incremental change over that time in Lee Vining, but the proposed Tioga Inn housing development would change that adjective to *monumental*.

There are many points to consider, but two stand out for me. One is the impact on dark skies. I've lived most of my life in urban areas where it is difficult to see stars any dimmer than magnitude 1 or 2. Thus, visiting this area is my family's main chance for seeing things like the Milky Way and the rest of the night sky. The effect of the development lighting would greatly diminish that experience. There are ways to mitigate lighting—that this proposal would require little in the way of the better practices suggests you so far have paid little attention to the needs of visitors and residents compared to the developers' wishes.

Second, Lee Vining in the summer is not exactly overflowing with parking places now. With little attention paid to the impact of so many new residents and visitors, the town is on the path to rival 120 around Tenaya Lake on a summer Saturday afternoon. If you want to ruin the character of Lee Vining as well as turn it into a Yosemite Valley-like visitor experience, paying as little attention to the traffic and parking impact as has been done so far will ensure those outcomes.

Doing development right is hard and typically requires thoughtful planning and regulation to keep developers from doing what they do best—taking the money and running, while leaving the developed area to struggle long-term with the consequences of short-sighted but profitable decisions. Approving this project in its current form would cause lasting impacts; the ones I have listed are just a beginning. You can do better than that and the Mono County residents and visitors deserve better.

Ed Shearin  
ensmail01@verizon.net  
410-203-2184



**From:** [K Shimokaji](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Project  
**Date:** Sunday, April 12, 2020 6:25:48 AM

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**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.

Our family travels up every year to enjoy the Sierra Mountains. The one thing we love is that it is always the same. Please do not damage and over build and ruin the natural beauty. It impacts not only the environment but the wildlife that lives in that area.

Karen Shimokaji

**From:** [Travis Silcox](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn EIR hearing  
**Date:** Sunday, April 12, 2020 8:04:58 PM

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To the Planning Commission:

I would like to add my voice to the many who have serious concerns about the impacts of the Tioga Inn proposed development.

Even with the modifications proposed, this new development will have such a negative impact on three aspects of the natural and human environment that are of special concern to me:

- 1). The visual alternation of the expansive views of the Sierra crest from so many places in the Mono Lake Basin.
- 2) The affect on the mule deer population as this development narrows their corridor of migration. This will result in many vehicle/deer accidents, a tragedy for both deer and driver and a safety hazard.
- 3). The haphazard way in which this development is being rolled out. There are constant changes, and it's hard to know what the future development would actually look like. In the meantime, it seems like this plan does not address the workforce housing needs of a fully built out hotel and restaurant complex.

I travel from Sacramento to the eastern Sierra monthly during the warmer months. I go there to escape the urban sprawl of the Sacramento area. My family has vacationed in the eastern Sierra each year since 1968. My long term plan is to retire to the Eastside. Please don't spoil the area before I have a chance to make my dream come true!

I urge the Planning Commission to vote no.

Thank you. Sincerely,

S. Travis Silcox, Ph.D.

**From:** [Carol Sinsheimer](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn  
**Date:** Saturday, April 11, 2020 2:24:39 PM

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To all concerned with the Tioga Inn Proposal,

We are extremely opposed to this development. Mono Lake and Lee Vining would be forever altered and not for the better. We are in our 70's. We have visited this area of the Eastern Sierras countless times, relishing the pristine beauty, the vastness, the quiet and uniqueness of the topography, Geology fauna and flora. We've viewed it from the shore, from the water, from the towering mountains while backpacking. We have long supported the difficult, diligent work of the Mono Lake Committee since it's inception to preserve this incredible, unique natural phenomena.

There are increasingly fewer natural wonders that exist where development hasn't encroached. Mono Lake is a Dark Sky destination. There are few such places. With a development such as the proposed Tioga Inn, Dark Sky designation would no longer exist. This is but one example of many losses that would occur to this special place.

We hope you will reconsider and not build this project. We are unconditionally opposed.

Sincerely,

Carol and Warren Sinsheimer  
San Luis Obispo, California

Sent from my iPad

**From:** [Jeffrey Sipress](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Mono Inn Project  
**Date:** Monday, April 13, 2020 11:15:17 AM

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Hello Planning Commission Members,

While not a resident of Mono County, I have been visiting, recreating and financially supporting the area's economy for many decades. I have read about the proposed Mono Inn project and must say that it scares me to think of how it will negatively affect the region and visitors experience, not to mention the residents of Lee Vining and surrounds. This type of greedy rural extinction is becoming too popular and is destroying the finest parts of America.

Remember, just because you can doesn't mean you should. That phrase is only fully comprehended by great thinkers and those with the intelligence and moral fortitude to do the right thing and not succumb to the dollar. I urge you all to be one of those people.

Sincerely,

Jeffrey Sipress

Santa Barbara, CA

**From:** [Bob Sitze](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Project  
**Date:** Sunday, April 12, 2020 1:43:08 PM

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My wife and I write in opposition to the Tioga Inn Project. As property owners on Mono Lake – a legacy of decades that we cherish – we cannot fathom any good reason to proceed with this project.

Although environmental concerns top our list – you can refer to the specific objectives shared with you by the Mono Lake Committee – what we cannot understand is any logic by which this project makes economic sense.

In these times, what is proposed feels like a Potemkin Village of sorts, the façade of something that does not really exist. In this case, what will certainly remain for years a depressed tourist economy. Given what is happening right now throughout the country—and especially in Mono County—is that customers are just not showing up. Nor will they/we do so during the long process of revitalizing the entire country's normal ways of doing business. This project does not match that reality.

This proposal is based on the presumption of increased tourist revenue, which seems untenable as a fact. What seems more likely is that Lee Vining—and most of Mono County – is going to be hard-pressed to stay in business with its present capabilities and offerings. Adding special stress to present enterprises in Lee Vining and June Lake doesn't seem to be responsible to the citizens of these towns.

Please reject the proposal outright, on the basis of economic non-sustainability.

Thanks for reading this note, and for your service to Mono County residents and property owners.

Robert and Christine Sitze

Sent from [Mail](#) for Windows 10

**From:** [Dar Spain](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn  
**Date:** Wednesday, April 15, 2020 11:41:01 AM

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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.

I am contacting you to express my great concern regarding this proposed project. As one who visits the Mono Basin twice a year and has done so for over twenty years, I request that this ill-planned development not be approved. To impact the physical, environmental and social environment in this way would be monumentally destructive.

The protection of the Mono lake area is vital to the wildlife who live here and to those who migrate through or come here for nesting territory.

Lastly, as an individual, to have the visual beauty of this place destroyed in any way..... especially by an intrusive urban development, would be an irreversible tragedy.

Sincerely,  
Dar Spain

Sent from my iPhone

**From:** [Robert Speckels](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Cc:** [info@monolake.org](mailto:info@monolake.org)  
**Subject:** Tioga Inn Proposal  
**Date:** Saturday, April 11, 2020 2:16:14 PM

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Members of the Mono County Planning Commission:

Back in the 60's, my father worked at Michelson Laboratory at China Lake. He was a wonderful landscape photographer and his favorite place to photograph was the area around Mono Lake. I began accompanying him in the late 60's and have since considered it necessary to visit the Lake at least once a year. For me, the Lake has always been a place of spiritual renewal and I have always respected and supported the Mono Lake Committee's efforts to restore and preserve the Lake's status as one of our most precious natural resources. I've photographed many sunrises and sunsets from the South Tufa. Hiked the slopes of the craters and led bird walks from the County Park. It seems to me that there is no necessary or appropriate justification for the Tioga Inn project that is in any way consistent with the Lake's natural and spiritual presence. Please consider this plea from one who, for the balance of his life, has seen The Mono Lake story as one great example of our ability to preserve, when we can commit ourselves to it, what is most important to us. In these times, it seems, Mother Nature is sending all of us to our rooms to think about a few things. One of the things I think about is my bumper sticker - Long Live Mono Lake!

Sent from my iPad

**From:** [Sandy Steinman](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Opposition to proposed Tioga Inn Development plan  
**Date:** Saturday, April 11, 2020 12:49:24 PM

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**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.

I regularly visit the Mono Basin and am extremely concerned about the proposed Tioga Inn development plan and opposed the current plan. My concerns are as follows.

1. Significant, unavoidable impacts to the scenic and visual resources of the Mono Basin, and the valuable dark-sky resources of the Mono Basin.
2. Significant, unavoidable, cumulative impacts to the mule deer herd in Lee Vining Canyon.
3. Exposed and dangerous travel conditions imposed on pedestrians and cyclists along Highway 395 between Lee Vining and the project site.
4. Increased traffic dangers imposed at the junction of Highway 395 and Highway 120 West.

Sandy Steinman  
[sandysteinman@gmail.com](mailto:sandysteinman@gmail.com)



**From:** [tcnews](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Do not go ahead with Tioga Inn Project  
**Date:** Sunday, April 12, 2020 9:59:33 AM

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April 12, 2020

To whom it concerns:

As a constant visitor to the Mono Basin, I am strongly against the proposed Tioga Inn Project.

- This project will result in severe negative impacts to the environment and scenic beauty of the Mono Basin.
- It will negatively impact traffic – there will more and it will be less controled.
- There will be a negative impact on wildlife.

This plan will change the quality of the Mono Basin for the worse. I urge you not to allow this project.

Sincerely,

TC

**From:** [Brenda Tharp](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn proposal/decision  
**Date:** Sunday, April 12, 2020 3:26:13 PM

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I live in the bay area, a congested region with a habit of overbuilding and perpetually crowding out nature and habitat for wildlife. I seek out places to get away from all that, and I often head ‘over the mountains and through the woods’ to Lee Vining and the Mono Basin. I love the Eastern Sierra so much, and it pains me to see that this proposal would ruin the rural and unique nature of Lee Vining, not to mention the landscape itself. As a profession landscape/nature photographer, the Eastern Sierra and the Mono Basin are much-loved locations for me and thousands of others. The dark skies for night photography are amazing, — although that dang cell tower is a nuisance!

Yet Mono Lake and the environs is *more* than just a great spot for photography; it’s a place where wild things can live undisturbed in the open sage brush flats and rolling hills and canyons; It’s a place where people can come to simply ‘be’ in nature, surrounded by majestic views and engage in wonder of a unique landscape. Our hearts and souls need that open space so much. Don’t let that go by adding a huge impact to the town and the environment of Lee Vining.

Upon reading the plan currently before the planning commission, I feel that is is a very poor idea. The concept/plans for the hotel has been a shifting target, since 1993. Things have already been built that were not approved and not in the original plan, such as employee housing cabins. Several things that were not in the original plan have evolved to exist, creating impacts already. And the benefits are not outweighing the negative impacts. I stand with Mono Lake Committee and the good people of Lee Vining that are opposed to this project as it is currently proposed.

There is serious impact of not only the simply life-style and livelihoods of the town, but also the wildlife in Lee Vining Canyon. There is also a sad disconnect between the inn and its employees and the town of Lee Vining. This is not a lovely, unique hotel nestled into the heart of Lee Vining town; it’s a huge complex that positioned on a hill will be an eyesore at the very least, and increase the traffic and parking issues in town. It will be visible from the shores of the lake, a very sad thing indeed - whether for photography or not; the idea of spending time at Mono Lake and the basin is to commune with nature, with the wild landscape and the views of the rugged majestic Sierra. This hotel will be a blight on that view.

The project is not consistent with Mono County’s “Wild by Nature” campaign at all, and it devalues and even destroys the resourced that Mono County takes pride in.

Other gateway communities to/in the Sierra have suffered from lack of planning and the greed to build ‘more’ - don’t let this happen to Lee Vining, please.

Please do not let this proposal go through!

Sincerely,

Brenda Tharp

## [Brenda Tharp Photography](#)

*Celebrating the World through Pictures.*

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**From:** [MARY TUMBUSCH](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn Project Comments  
**Date:** Wednesday, April 15, 2020 11:32:54 AM

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**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.

I am writing to oppose the Tioga Inn project proposal, a large-scale development project that threatens to permanently alter the visual resources of the Mono Basin National Forest Scenic Area and the Mono Lake Tufa State Natural Reserve and erase the small-town, rural character of Lee Vining.

After reading the analysis of and mitigation for various impacts-including aesthetics, population and growth-inducing impacts, traffic and pedestrian safety, biological resources, wildfire hazards, Vehicle Miles Traveled, and greenhouse gas emissions- the Tioga Inn Specific Plan Amendment & Final Subsequent Environmental Impact Report (FSEIR) also remain incomplete. According to opponents of the project, "Of particular concern to the Mono Lake Committee, the FSEIR still fails to provide sufficient information to analyze the Project's aesthetic impacts from public vantage points, including South Tufa. Lacking this essential information, the FSEIR also overlooks feasible mitigation, including grading and berming, that could reduce these impacts. The failure to adequately analyze or mitigate pedestrian safety and wildfire risk is especially troubling given that it could endanger current and future residents of the area, and the County is being asked to make override findings to approve the project. Lastly, the FSEIR, like the Draft Subsequent Environmental Impact Report (DSEIR), continues to ignore the policies in the Mono Basin Community Plan, going so far as to claim the Project is consistent with policies designed to maintain Lee Vining's small-town character because it does not increase the town's population above 10,000 residents."

The increased population in the project area will consume more products and produce tons of garbage. Landfill sites become bigger and bigger that pollute air, soil and water. The project still carries significant, unavoidable, and negative impacts to the scenic resources of this special place and to the safety of its residents, visitors, and wildlife.

My interest in the Mono Basin is a home in Mono City, and a family legacy that my father, Edward Tumbusch built at 590 East Mono Lake Dr., Lee Vining, CA. The Basin is one of the most beautiful spots that I have had the pleasure to enjoy and has remained relatively unchanged for over 60 years, thanks largely to its residents and the Mono Lake Committee.

Unfortunately, people forget that we are the integral part of nature. We must live in balance with environment and care for it. We must share this world with plants and animals. What is done cannot be undone. We must think of future generation and what will be left after us.

Sincerely,

Mary Tumbusch  
A very concerned citizen

**From:** [Neal Turner](#)  
**To:** [CD Ritter](#)  
**Cc:** [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn development  
**Date:** Saturday, April 11, 2020 4:06:47 PM

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To the Mono County Planning Commission:

As a Los Angeles water consumer and occasional visitor to the Mono Basin, I'm writing to ask you to take a close look at the Tioga Inn development. This is the largest and most-visible of its kind considered by Mono County in many years. The negative impacts substantially outweigh the benefit of the project's stated objective. These impacts include:

- Permanent damage to the scenic value of the Mono Basin.
- Light pollution harming the basin's value as a dark-sky site.
- Significant, unavoidable, cumulative impacts on the mule deer herd in Lee Vining Canyon.
- Dangerous conditions for pedestrians and cyclists traveling Highway 395 between Lee Vining and the project site.
- Increased risk of traffic injuries and deaths near the junction of Highway 395 and Highway 120 West.

These adverse impacts could have been addressed by better project planning and design. Unfortunately, the project documents specify insufficient mitigations. For these reasons, I urge the Planning Commission to vote no on Resolution R20-01.

Sincerely,  
-Neal Turner

**From:** [Arlene Vancraeynest](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn  
**Date:** Saturday, April 11, 2020 12:26:14 PM

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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.

I am very concerned about the effects of the Tioga Inn on the health of the Mono Basin. I oppose the plan.  
Sincerely,  
Arlene C Van Craeynest

Sent from my iPad

**From:** [G Vondriska](#)  
**To:** [CD Ritter](#)  
**Subject:** Please deny the Tioga Inn project  
**Date:** Wednesday, April 15, 2020 2:43:38 PM

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15 April 2020

Dear Planning Committee members,

My family and I have been staying in downtown Lee Vining for 2 weeks during the Summer for a number of years. We enjoy the overall “feeling and charm” and most importantly the kind and hard working people of that small town. We spend a few thousand dollars each year In Lee Vining.

The Tioga Inn would divert many people away from the downtown (negatively impacting downtown businesses) and scar the side of a unique high point overlooking the lake. Unfortunately, It would also force our family to stay elsewhere, the “feeling and current charm” would be destroyed.

Respectfully,

Gil Vondriska  
Ojai, Ca

**From:** [Joan Wager](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Planning Commission - Resolution R20-01  
**Date:** Wednesday, April 15, 2020 9:17:36 AM

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Greetings

As a frequent 50 yearlong visitor to your area, I wish to submit my comments regarding Resolution 20-01 and strongly urge you to vote NO.

Insufficient mitigation in the plan will threaten the precious fragile landscape creating blight and spoiling the scenic, visual and dark sky resources of the area. The Mule Deer Herd will be endangered and if approved, there is no affordable housing planned.this Resolution is in direct conflict with the Mono Basin Area Plan in Mono County.

Should this resolution pass, I will avoid the area depriving it of my economic wherewithal Please, please vote NO.

Sincerely  
Joan Wager  
Sent from my iPad



**From:** [Jeffrey weber](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tiaoga Inn  
**Date:** Saturday, April 11, 2020 1:58:38 PM

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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,

As a yearly visitor to beautiful Mono County, I would like to register my disapproval of the Tiaoga Inn project. It is completely inappropriate for the suggested location. Looking like South Lake Tahoe should not be the goal. What brings visitors Lee Vining and its surrounds is nature and quiet. Please reject this proposal.

Best,

Caprice Weber  
Santa Rosa, Ca

**From:** [kbucholz@aol.com](mailto:kbucholz@aol.com)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Inn  
**Date:** Monday, April 13, 2020 9:58:22 AM

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To whom it may concern:

To be perfectly honest, I don't know enough about the project to speak intelligently about opposing it, but it seems to me to present too many adverse situations to be worth despoiling the whole atmosphere of the area. I feel we should not be doing anything.... *anything*.... to ruin the overall ecology in such a pristine area.

Sue Wenrich-Bucholz  
Sacramento, CA

**From:** [Stephen Whitaker](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org); [Mono Lake Committee](#)  
**Subject:** Mono Lake  
**Date:** Saturday, April 11, 2020 1:37:10 PM

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Planning Commission:

In January of 1939 we left the Sierra Club lodge and headed for Death Valley. The car slowed as we passed Mono Lake and we absorbed the splendor. Why change it in 2020 for profit and deny my great grand children of an irreplaceable experience? Irreplaceable means irreplaceable. What is not clear about irreplaceable?

Stephen Whitaker  
15461 Forest View Road  
Manchester, CA 95459

**From:** [Jeff Wilson](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Tioga Junction Residential development  
**Date:** Saturday, April 11, 2020 2:02:01 PM

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Mono County Planning:

The residential and hotel project at the Tioga Gas station is not only unnecessary but it will seriously damage the environment and Lee Vining. This development will not be to serve the needs of Lee Vining and its immediate environs. Although the developers claim that it is mainly housing for Yosemite NP employees and tourists, as you know, those employees and tourist are only around during the short summer season that the Tioga Road is open. Considering the small summer workforce at Tuolumne Meadows, the project is not economically sustainable. In all likelihood the seasonal workers at Toulumne Meadows will not be able to afford the rent. It will not draw residents living in June Lake or Mammoth as the rents will most likely be far higher than they are paying, not to mention that the highway is frequently closed during the winter, preventing those prospective residents from getting to their jobs in Mammoth or June Lake, even if they could afford the rent.

Another aspect is esthetics. One of the big draws to visitors is the undeveloped beauty of Mono Lake and the area between Bridgeport and Mammoth Lakes. Imagine the shock for those driving though enchanting Lee Vining and then seeing this monstrosity on the hill by the gas station.

There is also a large environmental problem. Where are they going to get their water? Isn't all of the stream water in the Mono Basin already owned by others, mainly the Federal Government? The project would have to drill wells for not only drinking water but landscaping and sewage disposal. That would reduce the stream flow and could endanger Mono Lake. I imagine that the Federal Government would take a dim view of the environmental risks. What about the petroleum products washing out of the parking lots and into the streams and Mono Lake?

While this project would put some money in the Mono County Government's pocket, in the long run the cost to the environment and the rural nature of the Mono Lake area far outweighs that tax money.

Please reject this project.

Jeffrey Wilson  
Grass Valley, CA.

**From:** [Nina](#)  
**To:** [CD Ritter](#); [bartshe@monolake.org](mailto:bartshe@monolake.org)  
**Subject:** Re: Tioga Inn  
**Date:** Monday, April 13, 2020 5:52:13 PM

---

**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.

Hi, Commissioners

As proposed, it will still be too big and create too much light pollution.

Sincerely

Nina G. Wouk  
1259 El Camino Real #215  
Menlo Park CA 94025  
[nwouk@ix.netcom.com](mailto:nwouk@ix.netcom.com)