

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 1992012113

Project Title: Draft Subsequent Environmental Impact Report for the Tioga Inn Workforce Housing Project
Lead Agency: Mono County Contact Person: Michael Draper
Mailing Address: PO Box 347 Phone: 760-924-1805
City: Mammoth Lakes Zip: 93546 County: Mono

Project Location: County: Mono City/Nearest Community: Lee Vining
Cross Streets: Hwy 120 and Vista Point Drive Zip Code: 93541
Longitude/Latitude (degrees, minutes and seconds): 379 ° 463 ' 356 " N / 119 ° 111 ' 007 " W Total Acres: 68
Assessor's Parcel No.: 021-080-014,025, 026, 027 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 120 and 395 Waterways: Mono Lake, Lee Vining Creek
Airports: Lee Vining Airport Railways: Schools: Lee Vining Elementary

Document Type:
CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [X] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) 1992012113 [] Draft EIS
[] Mit Neg Dec Other: PONS

Local Action Type:
[] General Plan Update [] Specific Plan [] Annexation
[] General Plan Amendment [] Master Plan [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [X] Other: SP Amendment

Development Type:
[X] Residential: Units 100 Acres 68
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[X] Other: 3rd gas island, propane, water storage, WW reuse, misc

Project Issues Discussed in Document:
[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:
Specific Plan

Project Description: (please use a separate page if necessary)
In 1993, the Mono County Board of Supervisors approved a multiple-use visitor commercial project on a ~74-acre site located at the junction of US 395 and SR 120, about 1 mile south of Lee Vining. The 1993 approvals included certification of a Final EIR, and approval of the Tioga Inn Specific Plan that established zoning and General Plan uses and standards for the site. The 1993 Specific Plan was amended in 1995 and again in 1997. Amendment #3 proposes construction of up to 100 workforce housing units to accommodate employees of the previously approved hotel and restaurant, plus the addition of a third gas pump island, a new wastewater treatment system with subsurface irrigation, expanded propane storage, replacement of the water tank, realignment of an interior road, and changed parcel boundaries and acreages.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 6 - 20 - 2019

SCH COMPLIANCE 8 - 13 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 6
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 6V
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Note: Review Per Lead

Please note State Clearinghouse Number (SCH#) on all Comments

1992012113

SCH#:
Please forward late comments directly to the Lead Agency

AQMD/APCD 9

(Resources: 6 / 22)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #9 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #6 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 14, 2019 Ending Date August 13, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Bauer Png & Environmental Svcs, Inc.</u>	Applicant: <u>Dennis and Jane Domaille</u>
Address: <u>1271 Tropicana Lane</u>	Address: <u>Post Office Box 2727</u>
City/State/Zip: <u>Santa Ana, CA 92705</u>	City/State/Zip: <u>Mammoth Lakes, CA 93546</u>
Contact: <u>Sandra Bauer</u>	Phone: <u>760.914.0492</u>
Phone: <u>714.397.3301</u>	

Signature of Lead Agency Representative:  Date: 6/14/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.