



COMMUNITY RESOURCES AGENCY

DAVID GONZALVES, CBO
Director

Administration - Building - County Surveyor - Engineering - Environmental Health - Fleet Services - GIS - Housing - Planning - Roads - Solid Waste

Date: December 10, 2018
To: Interested Stakeholder
From: Tuolumne County Community Resources Agency
RE: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003
Assessor's Parcel Numbers: 068-120-060 and 068-120-061

RECEIVED
DEC 17 2018

BY:

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The Community Resources Agency thanks you for your participation in the land development process in Tuolumne County. We value your comments and look forward to your continued participation in our planning process. This process provides information on your requirements and concerns to the applicant early in the review process. Involvement on your part can eliminate or minimize problems that could arise later.

We have received an application from Hardin Flat LLC/Hansji Corporation for Site Development Permit SDP18-003 to allow the development of Terra Vi Lodge, a master planned lodging development to include one hundred and forty (140) guest rooms, twenty five (25) 4-bedroom cabins, a market, a lodge, event space, and other support buildings. The project site consists of two parcels totaling 63.38± acres. The parcels are zoned C-K (Commercial Recreation) and O (Open Space) under Title 17 of the Tuolumne County Ordinance Code.

The project site is located at the northeast corner of the intersection of Sawmill Mountain Road and State Highway 120. The property is located on both sides of Sawmill Mountain Road (see attached map). A portion of Section 26, Township 1 South, Range 18 East. Supervisorial District 4.

Access: Sawmill Mountain Road Cul-de-Sac: No

Sewage Disposal Method: Private Sewage Disposal System (100% redundancy)

Water Source: Private Wells (two) Fire Hazard Rating: Very High

Additional Information:

1. Application materials and project maps are available at the Tuolumne County Planning Division website: <https://www.tuolumnecounty.ca.gov/1158/Terra-Vi-Lodge-Yosemite>
2. The project is comprised of various single, two- and three-story elements beginning at the northwest entrance of Sawmill Mountain Road and continuing northeast. The project will incorporate a LEED equivalent building program which will include Green building materials such as energy efficient windows, skylights, doors, insulation, roofing, lighting, plumbing, heating and cooling equipment, creating a comprehensive energy-efficient building infrastructure and envelope. Solar power panels will be constructed on the roofs of the buildings.
3. Increased building separation, low building heights, high performance fire extinguishing and alarm systems, surplus water storage, complete perimeter fire-fighting accessibility and a community emergency helicopter landing zone have been included in the proposed project to address wildfire issues.
4. Improvements to the intersection of Highway 120 and Sawmill Mountain Road are

expected with the proposed project, and exact improvement requirements will be determined during the environmental review of the project.

- 5. Open Space zoning is located in the eastern portion of the project site, and adjacent to Highway 120. No disturbance of the Open Space is proposed with this project.
- 6. The Fire Resource and Assessment Program (FRAP) maps indicate that the habitat types found on the project site are Sierran mixed conifer (smc), montane hardwood conifer (mhc), and ponderosa pine (ppn), however much of the project site was impacted by the 2013 Rim Fire.

In accordance with Section 15063(g) and 15044 of the "State EIR Guidelines" as adopted by Tuolumne County, we are offering you the opportunity to comment this project. Please complete the following and return no later than **December 28, 2018**.

Staff Contact: Quincy Yaley, Assistant Director, Development
(209) 533-5633
qyaley@co.tuolumne.ca.us

AGENCY: Groveland Community Services District (GCSD)

COMMENTS: GCSD is responsible for fire protection, suppression, and emergency response Services within the boundaries of the CSD, and in areas surrounding under automatic aid agreements. The proposed project will require a much higher level of service than currently provided by the CSD to this location, which could produce a need for mitigation to avoid service impacts. The EIR will need a fire services impact study.

PROPERTY OWNERS: All property owners within 2,000 feet of the proposed project will be notified of future public hearings. Due to the nature of the project, this has been expanded beyond the typically required 1,000 foot notification requirement in Ordinance Code. Property owners within 2,000 do not need to request future notification.

AGENCIES/ORGANIZATIONS ONLY: Please indicate below if you wish to be notified of public hearings scheduled for this project or if you wish to receive notification of the availability of the environmental document prepared for this project. If you do not indicate your preference, we will assume you do not want notification of the hearings or the environmental document.

Public Hearing Notification Yes No

Notification of availability of the environmental document Yes No

Signed by: 

Agency: Groveland Community Services District

December 21, 2018

Date: _____

