



**MEETING DATE:** January 8, 2019

**ITEM SUBMITTED BY:** Peter J. Kampa, General Manager

**SUBMITTAL PREPARED BY:** Peter J. Kampa, General Manager

**AGENDA ITEM:** Overview of the District's Responsibility for Involvement in the  
7A Tuolumne County Development Review and Permitting  
Processes, California Environmental Quality Act (CEQA)  
Requirements, and Potential Initial Board Direction Regarding  
the Provision of Services to the Proposed Terra Vi Lodge (Hardin  
Flat, LLC) Site Development Permit Application 18-003

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**RECOMMENDED ACTION**

"I move to direct staff to engage in the development review process; require the evaluation of impacts to District services by an independent qualified consultant, completed as part of the Site Development Application review process."

**BACKGROUND**

The County of Tuolumne has received an application for development of a resort project near Hwy 120 and Sawmill Mountain Rd. As is required by the county ordinance code and state law, the county is circulating the general description of the proposed project to interested agencies and project neighbors, to determine who is interested in being notified of the release of environmental documents and associated hearings. This project is located far outside our CSD boundaries, but would by default receive emergency response services from the District Fire Department through our Automatic Aid agreement.

The County will now determine the level of environmental review to be completed, which will most likely be an Environmental Impact Report (EIR) for this project. Depending on a number of factors, the EIR process can take between six months and two years. Once the EIR is completed and certified by the County, the developer can receive an entitlement to construct the project. The project is not yet designed and will not be until the environmental review is further along.

We have responded to the attached county notice, requesting to be informed in the development review process. District management is most curious and concerned with how the County and its consultant(s) will evaluate impacts to our fire protection, suppression and emergency response services. In most cases of projects in rural areas, no impact will be assumed to fire services due to the type of construction planned, and the fact that the fire department is within a reasonable response area/time.

However, due to the fact that each and every response to the project would be funded by the GCSO taxpayers, and the current department budget deficit, management simply cannot support an increase in responses out of District for a project such as this without some form of financial mitigation. Management recommends that the Board support the following:

1. Direct management staff to engage in the development review process in advance of the EIR preparation to convey the District's concern with impacts to fire and emergency services
2. Require the completion of a qualified service impact study as part of the project review process. The impact study will identify mitigation actions to reduce the impact of the project on the District services
3. The relevant sections of the environmental document will be presented to the Board of Directors for review and consideration, once prepared

#### **ATTACHMENTS**

- County project notice and interest form, project maps

#### **FINANCIAL IMPACTS**

No significant financial impacts are associated with the project review at this time.



# 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

BY: .....

48 Yaney Avenue, Sonoma  
Mailing: 2 S. Green Street  
Sonoma, CA 95370  
(209) 533-5630  
(209) 536-1622 (Fleet)  
(209) 533-5616 (fax)  
(209) 533-5909 (fax - EHD)  
(209) 588-9064 (fax - Fleet)  
(209) 533-5698 (fax - Roads)  
[www.tuolumnecounty.ca.gov](http://www.tuolumnecounty.ca.gov)

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](mailto:qyaley@co.tuolumne.ca.us)

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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

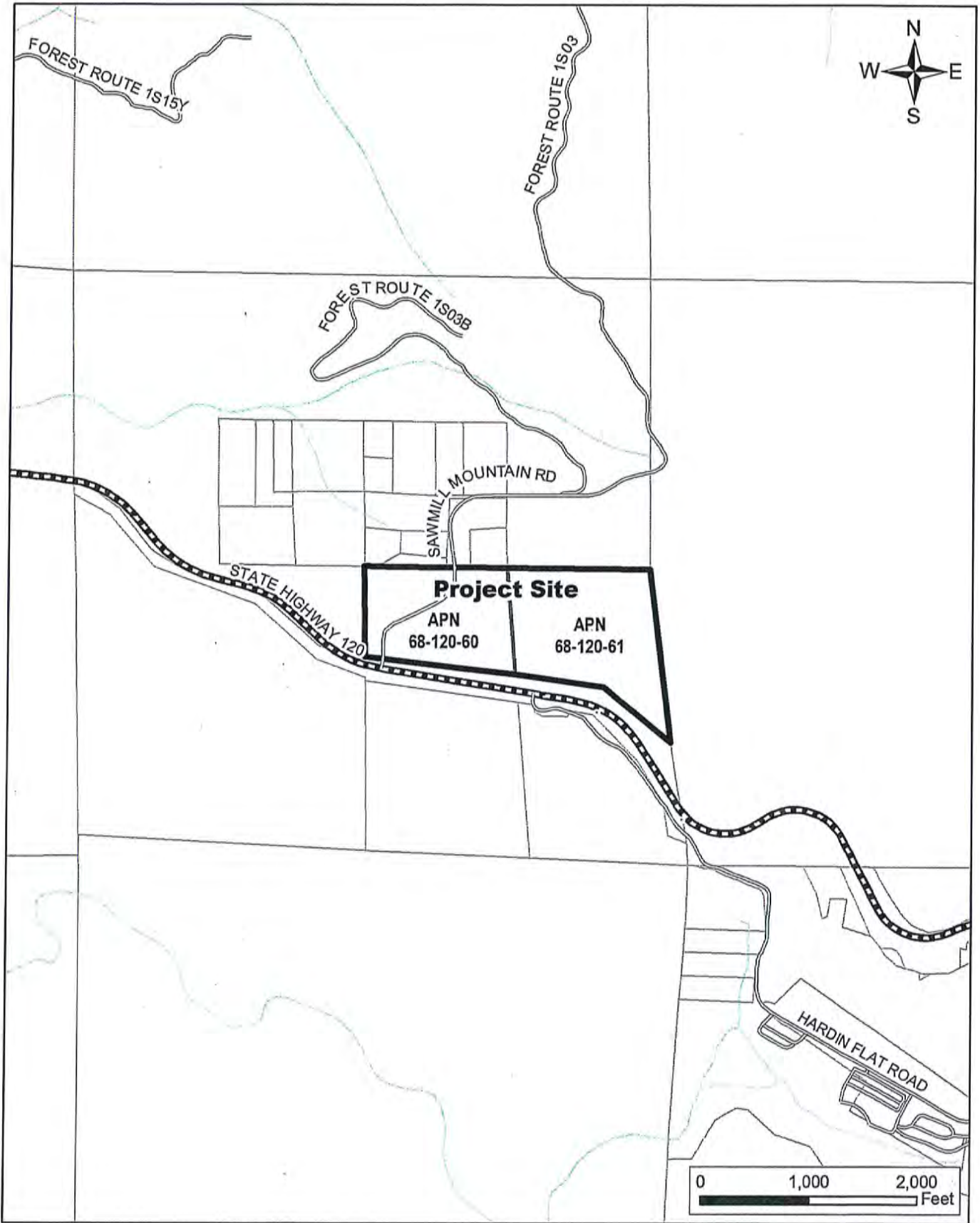
Notification of availability of the environmental document Yes  No

Signed by: 

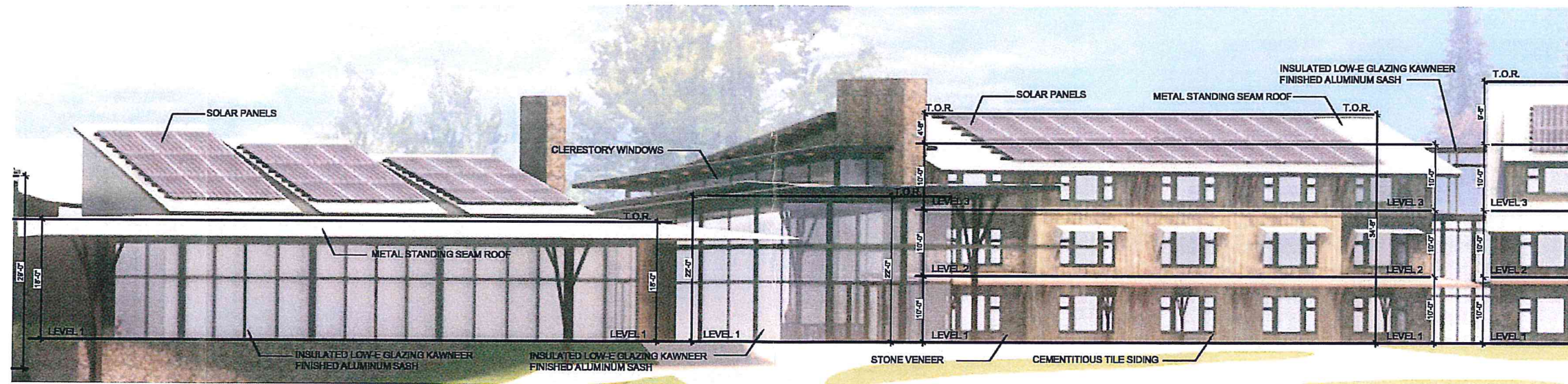
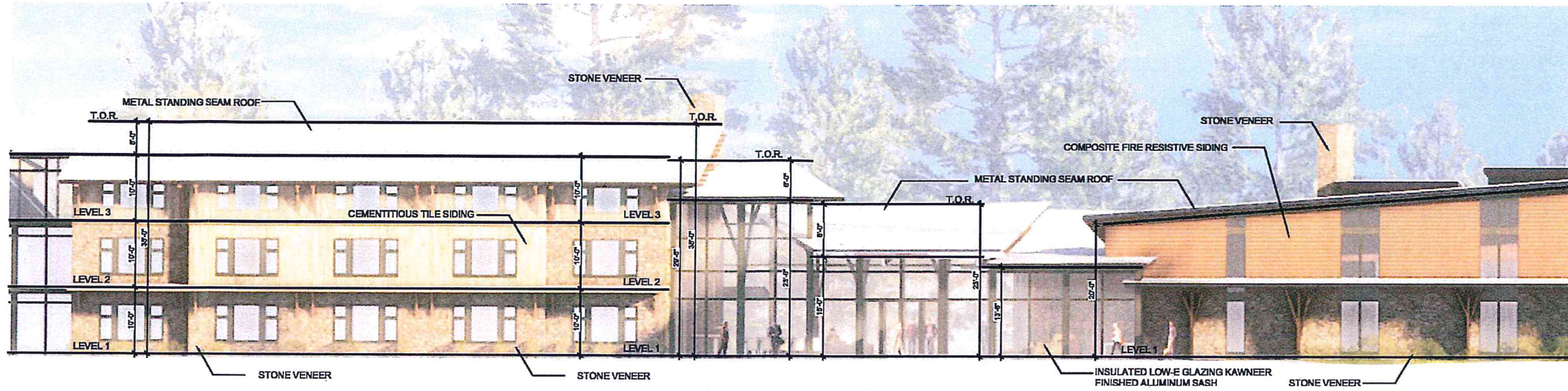
Agency: Groveland Community Services District

December 21, 2018

Date: \_\_\_\_\_



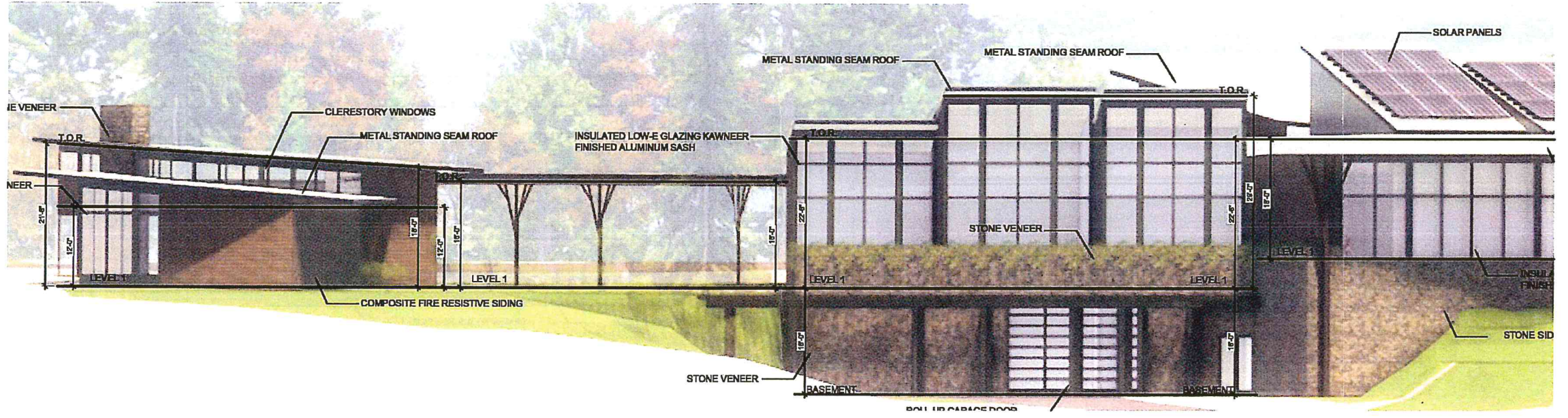
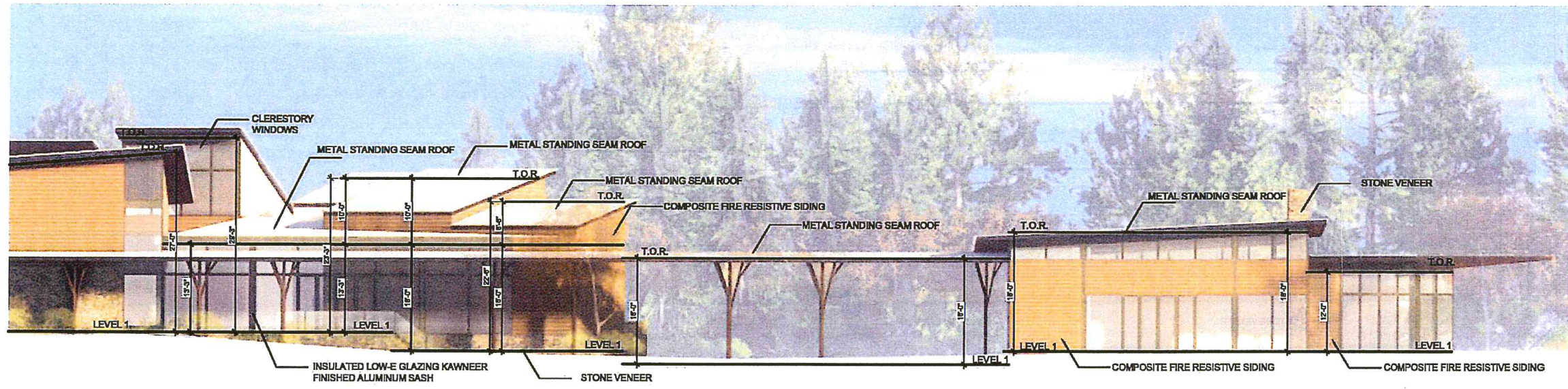




ELEVATION

**A2.02**

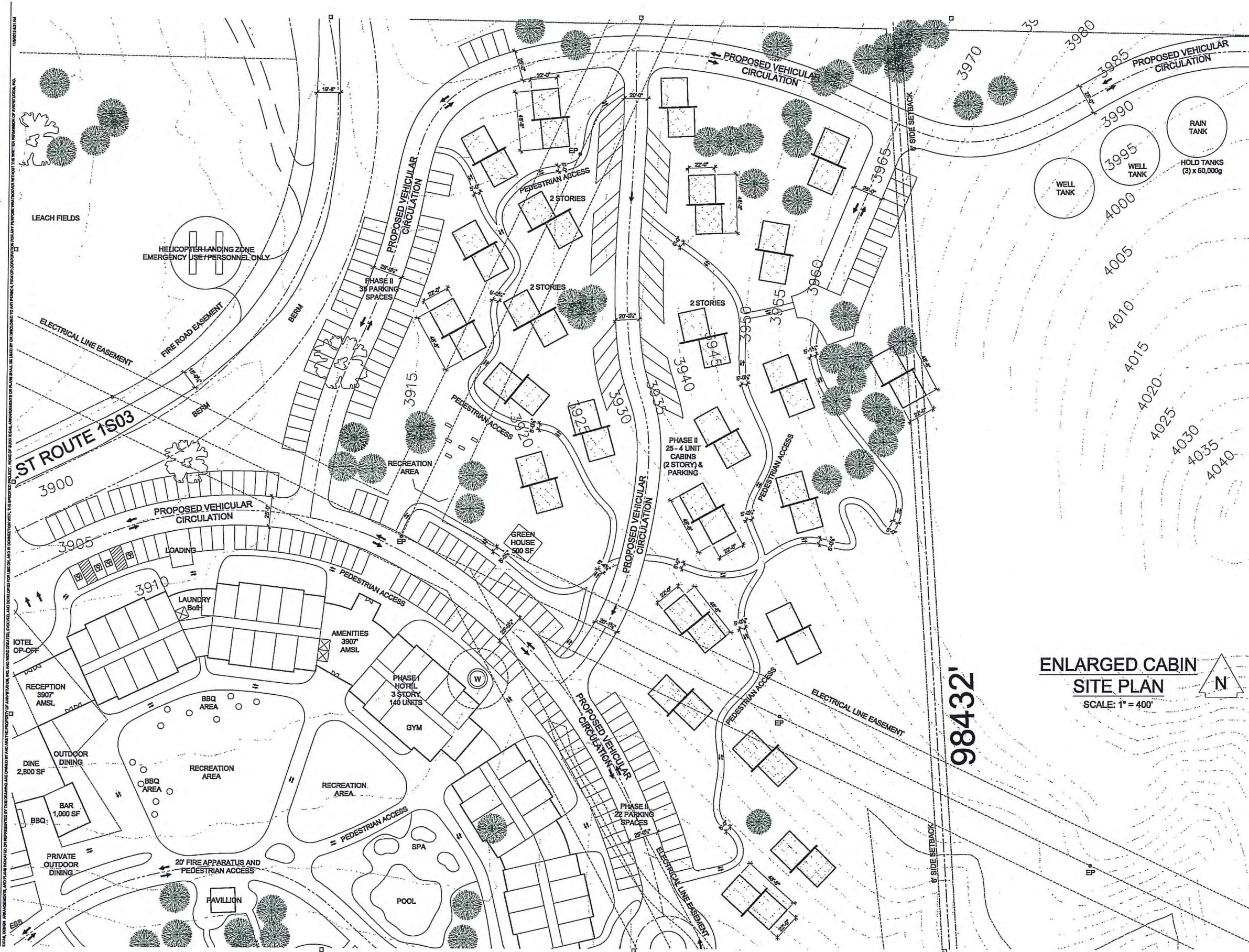




ELEVATION

**A2.01**





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CONSULTANT:

PROJECT NAME:



**Terra Vi Lodge  
 Yosemite  
 Yosemite, CA 95321**

**ENLARGED CABIN  
 SITE PLAN**  
 SCALE: 1" = 400'



ISSUE DATES: DESCRIPTION: DATE:  
 SUBMITTAL 1 11.18.2018

PROJECT NO. 18040.00  
 AGENCY # 00000.00  
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 CHECKED BY: JC  
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SHEET NUMBER:

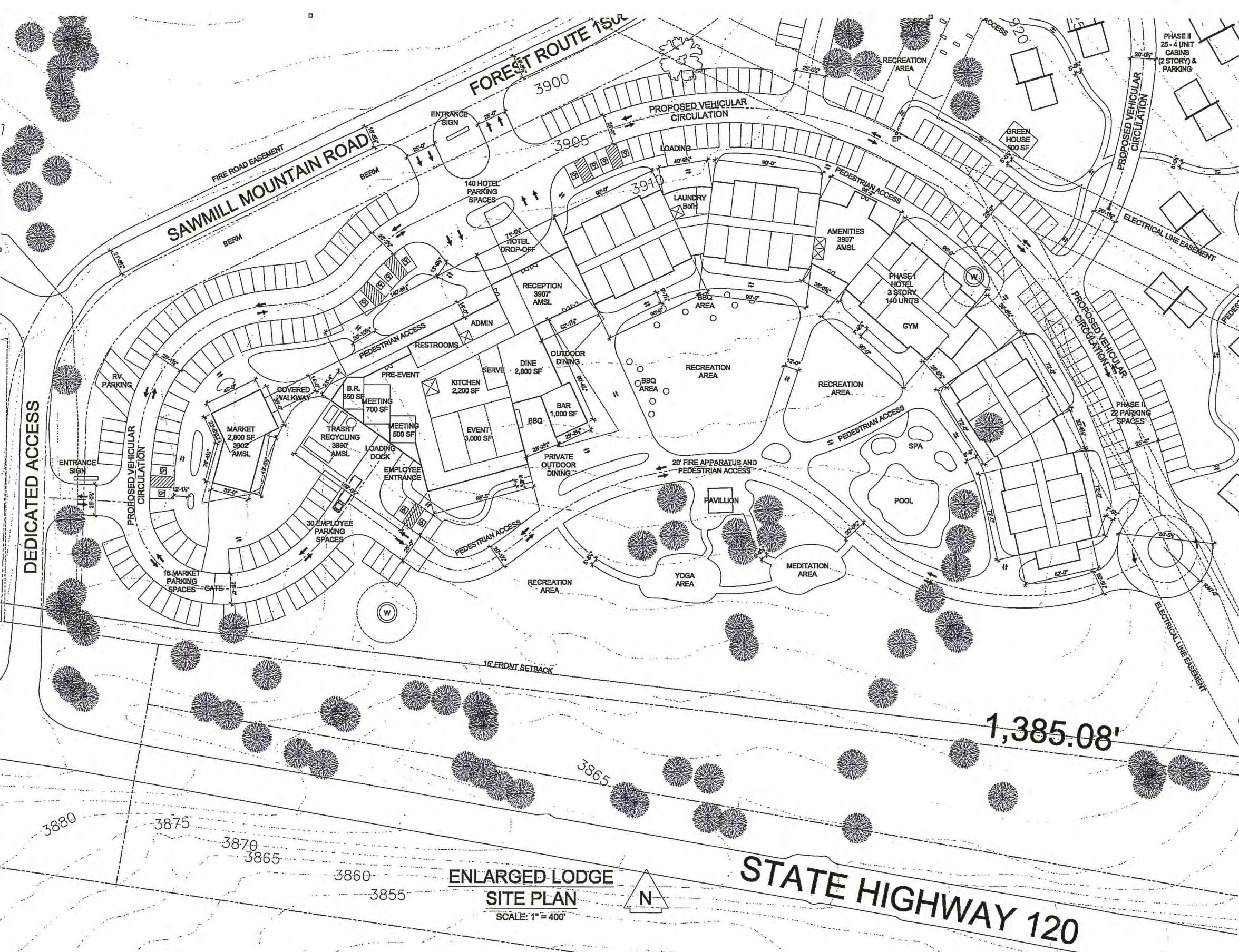
**T0.05**

98432'

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**Terra Vi Lodge  
Yosemite  
Yosemite, CA 95321**

ISSUE DATES: DESCRIPTION: DATE:  
SUBMITTAL 1 11.18.2018

PROJECT NO. 18040.00  
AVRP STUDIO: 00000.00  
DRAWN BY: JS  
CHECKED BY: JCC  
SHEET TITLE:

ENLARGED LODGE  
SITE PLAN

SHEET NUMBER:

**T0.04**

**ENLARGED LODGE  
SITE PLAN**  
SCALE: 1" = 400'



**STATE HIGHWAY 120**

**1,385.08'**

**DEDICATED ACCESS**







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TERRA VI LODGE YOSEMITE  
NOT FOR CONSTRUCTION  
Terra Vi Lodge  
Yosemite  
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ISSUE DATES: DATE:  
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PROJECT NO. 18040.00  
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CHECKED BY: JX  
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AERIAL PERSPECTIVE  
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**Yosemite, CA 95321**

ISSUE DATES: DATE:  
DESCRIPTION: SUBMITTAL 1 11.18.2016

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