



PROJECT SUMMARY

November 19, 2018

The following information is a summary of our preliminary master planning, design, engineering and operation strategies.

Project Description

Terra Vi Lodge Yosemite is a master planned lodging development designed to address the increased demands for eco-sensitive resorts and local recreation tourism. Our team has designed an extraordinary mountain resort on the 64-acre Manly Family property that was severely damaged in the 2013 Rim Forest Fire. This restoration effort will not only repair and preserve a responsible use of this property, but also brings an enormous capital investment to the area, creating sustainable jobs, local commerce, and supporting a greater public awareness for outdoor recreation and nature enjoyment.

The project is comprised of various single, two- and three-story elements beginning at the Northwest entrance of Sawmill Mountain Road and continuing Northeast as it unfolds and curves back towards SR120. This design creates a maximum set-back for vertical structure transition, and then pulls the higher elements back away from the adjacent neighboring properties, in an effort to mitigate both public and private viewshed concerns. These elements will include a public market, general lodge with multi-purpose, indoor and outdoor areas, 140 guestrooms and 25 cabins providing 4 guestrooms each. The development utilizes approximately 18% of the total site and preserves the remaining developable areas and designated open space.

The Terra Vi Lodge Yosemite development submittal conforms to the current zoning requirements (C-K,O) as defined by the County of Toulumne, as well as the applicable design guidelines of the County of Toulumne and various State of California agencies.

Architecture & Engineering

As part of the gateway to Yosemite National Park, Terra Vi Lodge Yosemite will be a mountain retreat celebrating the dramatic views, scenic beauty and exceptional all-season recreation opportunities of the Sierra Nevada. The Project will invoke a connection to nature and foster a stewardship of the natural and cultural environment.

The proposed Lodge is set within a mixed-conifer forest dominated by ponderosa pines, white firs, and black oaks. The site was heavily impacted by the 2013 Rim Fire which destroyed most of the site's mature trees with a few surviving pine groves remaining within an open mountain meadow. The western portion is an exposed rugged area with little existing shade, while a mixed-conifer forest persists on the slopes of the eastern side, leading into the Open Space and neighboring National Forest.

Terra Vi Lodge will be a one-of-a-kind place where individuals, families and groups can have an unmatched experience in one of nature's most beautiful settings. The indoor – outdoor relationship is encouraged throughout the resort. The public spaces which include lobbies, dining, event and special amenity areas are designed to have open connections to nature both visually and physically.

The architecture is a blend of modern and rustic themes, but also reminiscent of the great lodges found in and around our national parks such as Yosemite. The design integrates natural elements such as open beamed ceilings and rock walls that warm the dramatic spaces.

Sensitive to our surrounding neighbors and public views from SR120, the architectural massing builds from the initial 1-story public market to the 2-story event center and ultimately to the 3-story lodging accommodations. This arrangement helps to minimize the footprint and impact of the buildings on the site.

A cluster of cabins is sited beyond the main resort facility and slowly terraces up the native hillside, minimizing grading and preserving the existing mature trees. These cabins are connected by a series of walking paths to the resort amenities.

The service areas are strategically located behind the main buildings and a full story below the public areas to improve the public view.

Parking is designed to be convenient but planned in such a way so not to dominate the site. This is accomplished by avoiding large expanses of asphalt and incorporating gently curving roads that follow the natural topography of the site. These are in turn screened and broken up with berms and landscape elements.

There will be a variety of unit types for the guest's selection, and a host of areas planned for both indoor and outdoor activities, including nature trails, swimming pools, multifunction rooms and indoor - outdoor dining.

A market will be provided for both guests and the general public.

Fire prevention and defensible space have remained the most important design consideration for this project. 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 this master-planned lodging complex. This serves to immediately address a property generated incident, but moreover, to defend against the more likely wild fire event.

Alterations are proposed to be made to Highway 120 at the Sawmill Flat intersection to meet Caltrans requirements for sight distance, left turn lane and right turn pocket. Widening the highway to provide for the left turn lane, right turn pocket and associated tapers will be achieved by adding width to the North side of the highway to minimize the grading impact on existing terrain and minimize tree removal.

Of the 64 acres +/- that make up the site, the area that will be mass graded for the buildings, roads and parking is approximately 11.5 acres (18%). The cut and fill quantities are balanced on this project, avoiding the need for import or export of soil. Retaining walls have been proposed throughout the site to reduce the impact of cut and fill slopes, reduce tree removal and minimize the grading footprint of the project.

A water system will be developed from 2 on-site wells that are in place. The wells as constructed exceed the anticipated water requirements for the full build-out, using State provided guidelines and forecasted drought models. Well-water will be treated and stored in appropriately sized tanks. The water system will be registered with the State of California and managed as a Public Water System.

Fire suppression systems and site hydrants for the buildings will be provided using a combination of reclaimed, treated greywater and potable water storage. The quantity of water storage and pressure of water supply will be designed in accordance with Tuolumne County requirements. Water conveyance pipes will be routed under proposed roads to minimize impacts to native ground.

A wastewater system has been developed to serve the entire project build-out with a 100% redundancy area being preserved. The system will conform to both the State of California and County of Tuolumne County regulations and policies. System reliability has been one of the foremost considerations of the project which will be addressed using sound and proven design principals with special efforts to minimize any adverse impact to the environment. System reliability will be enhanced by additional redundant mechanical system components. The food service wastewater treatment system will include a technologically advanced treatment system and be continuously monitored. Water conservation efforts will be enhanced using single-use plate and utensils, as well as utilizing off-site laundry services. Waste and water detention materials will be separated into black and greywater segments and treated on site. The black water will be disposed of through an approved leach field system. The greywater is proposed to

be treated, stored and re-used for toilets, fire suppression storage and landscape irrigation uses. Surplus greywater would be disposed of in the leach field system.

Electricity will be provided by PG&E and augmented by solar systems located on the roof of the hotel. The existing power lines that run through the area of development would be rerouted and placed underground. Transformers would be located at appropriate places based on future PG&E design requirements. Phone and data service would also be installed underground within the area of improvement.

Propane tanks would be installed in the vicinity of the workshop and Caltrans sand storage building. This location is out of sight and a safe distance from any buildings and property lines. The storage volumes would be based on demand and refueling frequencies but is estimated to include multiple tanks in an area of approximately 30' x 30'. Propane would be piped underground to the various buildings on site.

The preliminary storm water management plan demonstrates that, due to the topography of the surrounding area, there is very little storm water that runs on to this site. The areas of the site that drain towards the South converge at a 24" culvert that passes under the highway. While the increase in impervious surfaces on site will increase storm water runoff, it will be the intention of the drainage design to detain storm water on site during storm events and meter the outflow in order not to exceed the capacity of the existing culvert under the highway. Roof drainage and landscape area drains will direct storm water underground to detention areas. Sheet flow from roads and parking areas will be captured in surface drainage swales which will also be directed to detention areas. Drainage swales and detention areas will be landscaped to incorporate them into the built environment in appropriate ways.

Great care has been taken in the design of this site to preserve as many existing mature trees as possible. As a result of this effort there are only 6 trees impacted on the hotel site, and 4 trees impacted by the maintenance area.

The development includes a landing zone for emergency response helicopters for this site as well as the surrounding community. The proposed location is easily accessible from SR120 and Sawmill Mountain Rd and has an approach and departure that is clear of trees, buildings and overhead wires.

A maintenance area has been located adjacent to the existing Caltrans sand storage building and will utilize the existing paved access. Utilizing this existing encroachment on Sawmill Mountain Road allows the maintenance area to be removed from the guest area thereby reducing additional grading of native terrain and the need of additional structures or paving.

Construction & Lodging Operations

The project will develop and initiate several conservation programs designed to minimize the environmental impacts and conserve precious resources of the site and surrounding areas:

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. The mechanical infrastructure will include low-flow plumbing fixtures, high efficiency equipment and SMART systems monitoring and controls.

Electricity will be supplemented with the use of solar collection, battery storage and energy saving lighting controls for all interior and exterior applications, including a dark-sky sensitive site lighting program.

The Lodge will operate a comprehensive fire-life-safety program, including non-combustible exterior finishes, high performance fire suppression and alarm systems, excess fire tank capacity, staff and guest fire prevention and preparedness, and a helicopter landing zone for emergency services. Additionally, the kitchen cooking areas will have quick-response fire extinguishing equipment and enhanced fire separation area components. There will be no cooking allowed within any of the guestrooms.

The project will include a centered program to collect rain, surface and graywater retention, treatment and reuse for toilets, irrigation and fire suppression systems, thereby substantially reducing the overall daily demand from the Public Water System.

The project will include a state-of-the-art sewage pretreatment plant that will include sludge and aerobic biofilm reactors.

Recycled material paving systems will be incorporated for all exterior walking paths and recreation areas.

The property will utilize a number of conservation programs to enhance recycling and reduced services for housekeeping and laundry. Additionally, all housekeeping and laundry consumables shall be bio-sensitive.

The food and beverage program will be limited to lodging guests and incorporate several conservation programs such as single-use flatware and utensils, food waste composting and bio-sensitive cleaning consumables.

The project will incorporate a YART stop to encourage public transportation to the Yosemite National Park and surrounding areas.

Lastly, the Lodge will stimulate several public and economic benefits, including job creation and substantial TOT/Bed Tax Revenues. The Lodge will incorporate employment training programs, cross-training, career growth opportunities, and off-site housing (including shuttle transportation).

Conversely, we understand the additional impact a resort of this nature will have on the already stressed emergency services system. While we have planned infrastructure and preparedness programs to mitigate services and supplement first responder resources, we understand the challenges and look forward to the conversation and actions necessary to address the impact as a vested partner of this community.