COMMENTS ON THE PROJECT APPLICATION

Taryn Vanderpan

From: Ferreria, Austin P.@Waterboards <Austin.Ferreria@Waterboards.ca.gov>
Sent: Friday, December 28, 2018 2:36 PM
To: Quincy Yaley
Subject: Hardin Flat LLC/Hansji Corp Site Development Permit SDP 18-003 Comments

Mr. Yaley,

After reviewing the documents that were provided, the Division of Drinking Water understands that the proposed development has been identified for a lodge with 140 guest rooms, 25 4-bedroom cabins, and other supporting buildings. Therefore, the development will be designated as a public water system and will be required to obtain a water supply permit. Please be advised that the water system will be required to follow the SB 1263 process before it is able to become its own water system.

Very Respectfully,

Austin Ferreria
Water Resource Control Engineer
SoCal Drinking Water Field Operations Branch
265 W. Bullard Ave., Suite 101
Fresno, CA 93704
Phone: (559) 447-3399
Fax: (559) 447-3304

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, supression, 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: _____ Date: December 21, 2018

Agency: Groveland Community Services District

Taryn Vanderpan

From: Peter Kampa <pkampa@kampacs.com>
Sent: Friday, December 21, 2018 11:33 AM
To: Quincy Yaley
Cc: Murphy, Andy@CALFIRE
Subject: Response to Notice of Site Development Permit (SDP 2018-03)
Attachments: Initial Response, Request for Notification.pdf

Quincy,
Attached please find the signed response from Groveland CSD for the above referenced project. We look forward to participating in the project review process. Please let me know if you need anything else from the CSD at this time.
Sincerely,

Peter J. Kampa

General Manager
Groveland Community Services District
(209) 591-7100 (Cell)
(209) 962-7161, ext 24 (Groveland Office)

Quincy

COMMUNITY RESOURCES AGENCY

DAVID GONZALVES, C.B.O.
Director

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

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www.tuolumnecounty.ca.gov

MEMORANDUM

Date: January 3, 2019

To: Quincy Yaley
CRA Assistant Director, Planning

From: Richard S. York, R.C.E.
CRA Deputy Director, Roads

Re: Hardin Flat LLC/Hansji Corporation, Site Development Permit # 18SDP-003 (File # DD2251)
Assessor's Parcel Numbers 068-120-060 and 068-120-061 (Terra Vi Lodge project)

NOTE #1: A Traffic Impact Study (Level 2) will be required as part of this proposed project to analyze the impacts on both the County Maintained Road and the State Highway and nearby intersections. Then based on this analysis of traffic impacts, additional offsite mitigation may be required. A Caltrans Encroachment Permit and any required studies necessary of the Encroachment Permit, as dictated by Caltrans, may also be required (refer to Caltrans letter dated December 27, 2018, attached).

NOTE #2: Sawmill Mountain Road, a USFS Forest Route (1S03), will need a maintenance entity officially adopted to mitigate impacts of traffic wear generated by the project, if Forest Services maintenance resources are not sufficient to provide adequate routine maintenance, including snow removal.

NOTE #3: Sawmill Mountain Road is under the jurisdiction of the USFS, however, the Stanislaus National Forest's Forest Engineer has asked the County to condition the roadway to the County's adopted Title 11 standards, and perform design review for the roadway improvements.

NOTE #4: Any necessary easements on the parcel(s) for underground dry utilities, wet utilities, or sewer leach field areas should be recorded in accordance with the requirements dictated by the County Surveyor and/or Environmental Health Division.

The following conditions apply to this Site Development Permit:

1. A Grading Plan shall be submitted to the Roads Division of the Community Resources Agency for review and approval (TCOC, Section 12.20.100)

2. Submit to the State Water Resources Control Board Storm Water Permitting Unit, a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit (California's National Pollutant Discharge Elimination System (NPDES) General Permit for construction related storm water discharge) for the disturbance of one acre or more. Disturbances of less than one acre may also require an NOI for coverage under the NPDES General Permit for construction related storm water discharge and the State Water Resources Control Board Water Permitting Unit shall be contracted for determination of permit requirements. Commercial and Industrial developments may require an NOI even if less than one acre and should be submitted to SWRCB. Obtain and NOI or an exemption from requirements.

3. A Grading Permit shall be obtained from the CRA Development Division of the Community

Resources Agency prior to any grading. (TCOC, Section 12.20.050)

4. Proof of an Encroachment Permit from Caltrans shall be required for any work in or adjacent to the State right-of-way. Provide a copy of the Caltrans Encroachment Permit to the Engineering Division. (TCOC, Section 17.68.150)

5. A Drainage Study shall be submitted to the Engineering Division of the Community Resources Agency and address the entire on-site area and additional storm water runoff and the ability of downstream drainage ditches and culverts to handle the runoff. (CEQA, Section 15041, [Initial Study, "Hydrology and Water Quality"]; TCOC, Section 11.04.050(E))

6. On-site detention/retention of the additional runoff caused by the site development shall be required. NOTE: this feature may be proposed as subsurface under the parking area. (CEQA, Section 15041, [Initial Study, "Hydrology and Water Quality"])

7. A Drainage Plan shall be required and address the concerns listed below (TCOC Title 11).

   a. The entire project site, including the parking lot drainage.

   b. The induced runoff and effect to downstream drainages, culverts and adjacent property.

   c. On-site detention/retention shall be required; this feature may be proposed as subsurface under the parking area.

8. Provide proof that slope and drainage easements have been obtained or provided in such locations as necessary to accommodate cut and fill slopes, setbacks, and flow from the site.

9. An Encroachment Permit, or appropriate Agreement in lieu of an Encroachment Permit shall be obtained from the US Forest Service for any work that may be proposed within the road right-of-way/easement along Sawmill Mountain Road (aka Forest Route 1S03) (TCOC, Section 12.04).

10. A Parking Area Plan (TCOC, Section 17.68.150).

    a. The parking area plan shall be submitted to the Engineering Division of the Community Resources Agency for review and acceptance. Plans shall address internal traffic circulation including fuel truck and interstate truck circulation, parking stall layout and include necessary striping, marking and signing. All parking areas and traveled ways on the site shall be paved, striped and lined in accordance with approved plans. The parking plan shall be submitted in connection with the site grading and drainage plans.

11. Submit a lighting plan for review and approval by the Planning Division of the Community Resources Agency. The lighting plan shall include the following: direct the light downward to the area to be illuminated, install shields to direct light and reduce glare, utilize low rise light standards or fixtures attached to buildings, and utilize low pressure or high pressure sodium lamps instead of halogen type lights. Lighting shall be provided in the SR120/Sawmill Mountain Road intersection, in accordance to Caltrans standards for the State Highway (CEQA, Section 15041, [Initial Study, "Visual Quality"]).

12. Prior to the construction of any site improvements or grading on the site, all property corners shall be monumented and clearly visible. Where a clear line of sight between lot corners is not possible, appropriate markers shall be set along the property line to mark the boundaries while construction is in progress (TCOC, Section 12.20).

13. All soils disturbed by grading shall be reseeded or hydro-mulched or otherwise stabilized as

soon as possible and before October 15 of the construction year and emergency erosion control measures shall be utilized as requested by County officials (TCOC, Title 12).

14. The applicant shall submit an erosion control plan for any construction to take place between October 15 and May 15 of any year. In the absence of such approved and implemented plan, all construction shall cease on or before October 15 (TCOC, Title 12).

15. Exposed serpentine gravel is prohibited on the construction site. (Health and Safety Code, Section 93106)

16. A Road and Public Utility Easement shall be dedicated (or verified that it has been dedicated) for Sawmill Mountain Road (Forest Road 1S03) as it intersects the project property. (TCOC, Section 17.68.150)

17. Drainage improvements shall be installed in accordance with approved drainage plans. (TCOC Title 11, 12, and General Plan)

18. The implemented parking area control plan, referenced in Condition 10, shall provide commercial driveways shall be a minimum of twenty-foot wide to meet the requirements of Title 11. The onsite roads shall be paved and extended to within 150 feet of all portions of all buildings. The looped road(s) shall provide a minimum outside radius of 50 feet for the turning of interstate trucks and fire apparatus as approved by the Fire Prevention Bureau. (TCOC, Title 11.16.020)

19. Road improvements to Sawmill Mountain Road along the project frontage shall include a minimum of a 10 foot wide northbound lane, 10 foot wide southbound lane, a 4 foot wide paved shoulder on the east side of the roadway, and a 2 foot wide paved shoulder on the west side of the roadway. The road shall be improved with a design section capable of supporting a Traffic Index of no less than 6.5 along the project frontage, between SR120 and just past the proposed main entrance to the site, and to a Traffic Index of no less than 5.0 from just beyond the main site entrance to the northerly property line. (CEQA, Section 15041, [Initial Study, "Traffic and Access]; TCOC 11.12.007).

20. All Title 11 standard roads shall meet the following requirements:

    a. The CRA Engineering Division shall be notified prior to commencement of road improvements. Quality control personnel will establish schedules for periodic inspections at the time the construction staking is inspected. Roads constructed without proper periodic inspections or not in conformance with approved plans are subject to rejection.

    b. The applicant shall provide adequate traffic striping, marking and signs during and after construction.

    c. The developer shall give reasonable advance notice of commencement of construction and keep the CRA Engineering Division informed of all changes in the construction schedule. After completion of the work, the applicant shall submit as-built plans.

    d. Plan check and inspection fees, as required by Ordinance, shall be submitted to the CRA Engineering Division prior to approval of improvements plans.

    e. The developer shall remedy any defect in the improvements on any county, State, or Forest Service road arising from any faulty or defective materials or workmanship occurring within 12 months of the Department's acceptance of the work or formal acceptance by the Board of Supervisors. A maintenance warranty agreement shall be enacted when applicable (TCOC, Title 11).

21. The property owner shall improve the shoulders of Sawmill Mountain Road (Forest Route 1S03) through the project frontage to facilitate pedestrian access. (CEQA, Section 15041, [Initial Study, "Traffic and Access"; Tuolumne County General Plan Trails])

22. All grading, both on and off site shall be completed in compliance with the Grading Permit issued by and the grading plans approved by the Engineering Division the Community Resources Agency as referenced in Conditions 1 and 3. (TCOC, Section 12.20)

23. The Contractor shall be responsible for dust abatement during construction and development operations. A water truck or other watering device shall be on the project site on all working days when natural precipitation does not provide adequate moisture for complete dust control. Said watering device shall be used to spray water on the site at the end of each day and at other intervals, as need dictates, to control dust.

CC: Tim Hughes, P.E., Forest Engineer, US Forest Service
Warren Smith, County Surveyor

Attachment: Caltrans letter dated December 27, 2018 regarding traffic study warrant

DEPARTMENT OF TRANSPORTATION
DISTRICT 10
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Making Conservation a California Way of Life.

December 27, 2018

Ms. Quincy Yaley, Asst. Director
Community Resources Agency
48 Yaney Avenue
Sonora, CA 95370

10-TUO-120 P.M. 50.08
Hardin Flat LLC/
Hansji Corp.
Pre-Application/SDP 18-003

Dear Ms. Yaley,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the pre-application for the Hardin Flat LLC/Hansji Corporation Site Development Permit (SDP) 18-003 to consider development of Terra Vi Lodge, a master planned lodge. Terra Vi Lodge is proposed to include one hundred and forty (140) guest rooms, twentyfive (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 Commercial Recreation (C-K) and Open Space (O) 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 Route (SR) 120. The property is located on both sides of Sawmill Mountain Road.

Caltrans has the following comments based on the limited information provided:

Caltrans requests a traffic study to identify impacts of the development and propose mitigation, as appropriate, for the intersection. The proponent should refer to the Caltrans Highway Design Manual to discover if potential improvements, or setbacks, are needed to meet State standards.

The Transportation Concept Report for SR 120 for this section identifies a two-lane expressway as a concept facility with separated bicycle lanes, passing lanes, and shoulder widening. Caltrans suggests the consideration of applicable plans for alternative transportation modes to meet the needs of all users of the project. Drainage plans are requested for review as the project would create new impervious surfaces within the project site. These impervious surfaces would increase the peak flows and may impact current State facilities. Any increase in runoff generated by the proposed project would need to be contained on-site.

If proposed project will affect traffic flow, a traffic management plan for any work within the State Right of Way (ROW) will need to be provided.

If project construction activities or intersection improvements encroach into Caltrans ROW, the project proponent must submit an application for an Encroachment Permit to the Caltrans Permit Office. Appropriate environmental studies must be submitted with this application. These studies may include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources, including visual, within Caltrans ROW at the project site(s).

If you have any question or would like to discuss these comments, please contact Austin Sos at (209) 948-7936 (email: austin_sos_@dot.ca.gov or me at (209) 948-7325 (email: gregoria_ponce@dot.ca.gov).

Sincerely,

Gregoria Ponce, Chief
Office of Rural Planning

C: State Clearinghouse
Darin Grossi, TCTC

Taryn Vanderpan

From: Alex Padilla
Sent: Friday, January 04, 2019 4:41 PM
To: Quincy Yaley
Cc: David Gonzalves; David Ruby; Darin Grossi
Subject: TCTC Comments on SDP 18-003 - Hansji Corporation
Attachments: TCTC Comments - SDP -18-003.pdf

Hi Quincy,

I have attached TCTC's comments on SDP 18-003 – Hansji Corporation.

Thanks & have a good weekend,

Alex Padilla
Transportation Planner II
Tuolumne County Transportation Council/
Tuolumne County Transit Agency
48 W Yaney Ave. Sonora, CA 95370
(209) 533-6564

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Michael Ayala
Chairman

Darin Grossi
Executive Director

TUOLUMNE COUNTY TRANSPORTATION COUNCIL

January 4th, 2019

Quincy Yaley – Deputy Director
Tuolumne County CRA
2 South Green Street
Sonora CA, 95370

Subject: Site Development Permit – Hansji Corporation– SDP 18-003

Dear Ms. Yaley,

The Tuolumne County Transportation Council (TCTC) appreciates the opportunity to review and comment on the Site Development Permit for the Hansji Corporation. We have included our comments below.

The proposed site location is near the Big Oak Flat entrance to Yosemite National Park. Yosemite National Park is one of the most visited Parks in the United States receiving between 4 and 5 million visitors per year the last couple years. The Big Oak Flat gate is a popular entrance to Yosemite and sees many hundreds of thousands of visitors enter from this location per year. Yosemite has a unique visitor pattern, as 95% of the visitors only see 5% of the Park, the Valley Floor.

As a result, the Park suffers from heavy congestion during the peak of the visitor season which begins in May and runs through September. The Tuolumne County Transportation Council has been working with Yosemite National Park to positively affect the visitor experience by encouraging travelers to consider alternative transportation into the Park (private tour/public transit), and consider entering the Park outside of the busiest times of the day (10am-2pm).

Currently, there is a public transit route into Yosemite from Tuolumne County with a final destination of Yosemite Valley. This public transit service is offered by Yosemite Area Regional Transportation System (YARTS) and operates between May and September with the peak season offering 3 round trips per day.

A.N. Francisco Building
48 West Yaney Street

Mailing: 2 South Green Street
Sonora, CA 95370

Phone: 209/533-5603
Fax: 209/533-5698

The Tuolumne County YARTS route has some of the highest ridership in the entire YARTS service area. This is in part due to its proximity to the Park gate and the presence of several large visitor oriented sites located east of Groveland including Rush Creek, 1000 Trails RC Park, and Yosemite Pines RV Park. Eighty-eight (88%) of the Tuolumne County ridership comes from Groveland and the sites east of the townsite.

The TCTC believes that many of the visitors to the proposed project will impact Yosemite National Park. This project will encourage even more visitors to Yosemite to enter through Big Oak Flat gate. We see this as a good outcome. YARTS will be a popular transportation option for visitors staying at this facility. This improvement will have the benefit of mitigating traffic impacts generated by the project. County stops.

As a result of the large number of guests likely to use YARTS to get into Yosemite, we recommend the project be conditioned to include a pullout and bus stop in the proposed site which should accommodate a 45' YARTS coach bus. These pullouts will serve the project directly. The TCTC recommends Tuolumne County adding the following as part of mitigating the project's traffic impacts for this project in regards to LOS and VMT's.

1. The TCTC recommends adding a pull out and bus stop shelter. The Tuolumne County Transit Agency (TCTA) recommends using the TCTA's bus stop shelter design template.

2. YARTS does not have a standard pullout template, but the general outlines of the facility should conform to the following characteristics:
    - at minimum 90' bus pullout
    - at minimum of 60' turn radius.
    - cross slope no greater than 2%
    - 12' from end of pavement (Sawmill Mountain Rd) to back of turnout
    - 8' graded shoulder; passenger waiting area (160 sf minimum)

3. The TCTC recommends the development project include an internal circulation pattern that will accommodate a turning radius for a 45 foot bus.

4. The TCTC recommends a traffic study be performed for existing and future conditions.

5. The TCTC recommends requiring the development project to pay their fair share of Traffic Impact Mitigation Fees to help mitigate cumulative traffic impacts. If justified by the traffic study consistent with ordinance requirements, impact fees may be used on off-site traffic improvements.

6. The TCTC recommends that internal pedestrian network for the facility should provide access to the YARTS stop.
7. The TCTC recommends requiring the project to meet the minimum amount of electric charging stations as required by state law for a commercial development.

Thank you for your consideration of our recommendations. If you have any questions feel free to call me at 209-533-5583.

Sincerely,

Darin Grossi
Executive Director

C: David Gonzalves – CRA Director
Dave Ruby – CRA Engineer

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Tuolumne River Trust

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December 26, 2018

Quincy Yaley,
Tuolumne County Community Resources Agency
County of Tuolumne
2 S Green Street
Sonora, CA 95370

RE: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003
Assessor's Parcel Numbers: 068-120-060 and 068-120-061

Dear Ms. Yaley,

I am writing to express my concerns with this proposed development and to encourage the county to conduct a full Environmental Impact Report to thoroughly analyze potential impacts to the environment and the Highway 120 corridor. This project is a very large project for the Highway 120 corridor and for Tuolumne County. With a conservative estimate of an additional 100,000 visitors to the county each year, this project has the potential to add significant burdens to the Tuolumne Watershed, its environment, and to the county's own infrastructure, including roads, emergency response, and water supply.

In specific, the project has significant potential to impact the following areas:

Aesthetics – the Highway 120 corridor is a Gateway to arguably America's most famous national park – Yosemite. The approach to Yosemite sets the stage for visitors to the park and the experience they are about to have. The approach must be kept consistent with and complimentary to what people have come to expect when visiting Yosemite – a beautiful natural setting free from obtrusive human buildings and structures.

Biological Resources – the proposed project site is surrounded by national forest lands, which provide significant habitat for many important plants and animals. In addition to Yosemite, people will likely visit many local sites within the national forest, including the Middle Fork of the Tuolumne, Rainbow Pools and other locations on the South Fork of the Tuolumne, as well as the main Tuolumne River itself. Fishing on these rivers may increase dramatically. The impacts of such a large development on biological resources must be carefully analyzed.

Greenhouse Gas Emissions – conservative estimates suggest that the proposed development might attract an additional 100,000 visitors per year to the region. The vast majority of visitors travel from hundreds, if not thousands, of miles away. This has the potential to add significantly to greenhouse gas emissions.

Population/Housing – a development of this size may require hundreds of employees. It is unclear where all of these workers will find housing in a relatively remote area with little available and affordable housing options.

Transportation/Traffic – the project may add a large volume of traffic to local roads. A analysis of impacts to traffic and transportation is necessary.

Hazards – the project site was burned intensively by the 2013 Rim Fire and many previous fires. As we know from the Camp Wildfire in Butte County, wildfires are growing more extreme in their size, severity, and speed with which they are consuming tens and hundreds of thousands of acres. It is vital that the county carefully examine how the project will be susceptible to and possibly contribute to more problems with future wildfires in the area.

Public Services – the county should analyze how the project will impact public services, including roads and emergency services. The project very well may have a significant impact on public services.

Utilities – it is unclear what demand will be placed upon water, sewer, power, and mobile phone service in the area, but it is likely that a project of this size will create significant pressures.

Hydrology/Water Quality – the project is situated on the divide between the Middle Fork and the South Fork of the Tuolumne River. Both of these streams are generally pristine streams free of significant development. The streams also provide habitat to wild rainbow trout and other water resources. As noted above, the project could create additional impacts to water quality and hydrology through increased water use, increased production of wastewater, and increased visitation to local waterways. The county must analyze these potential impacts.

Noise – There are a number of private residences nearby. The project and the thousands of additional visitors have real potential to add noise to an otherwise quite setting. The county should analyze how much additional noise will be created.

Recreation – as noted above, visitors to the new development are likely to visit many local sites within the national forest, including the Middle Fork of the Tuolumne, Rainbow Pools and other locations on the South Fork of the Tuolumne, as well as the main Tuolumne River itself. This could cause significant crowding of areas that presently receive little visitation. Additionally, as the project increases fishing on local streams, the number of fish is likely to decrease, negatively impacting the recreational fishing experience. The potential impacts to recreation should be carefully analyzed.

For these reasons, we request that the County conduct a careful and thorough EIR as it complies with the California Environmental Quality Act.

If you have any questions, please contact me at 209-588-8636 or patrick@tuolumne.org.

Sincerely,

Patrick Koepele
Executive Director

cc: John Gray, Tuolumne County Supervisor District 4

Central Sierra Environmental Resource Center

Box 396, Twain Harte, CA 95383 • (209) 586-7440 • fax (209) 586-4986

Visit our website at: www.cserc.org or contact us at: johnb@cserc.org

December 22, 2018

David Gonzalves and Quincy Yaley
Community Resources Agency
2 South Green Street
Sonora, CA 95370

RE: Hardin Flat LLC/Hansji Site Development Permit

The following comments are submitted in response to the proposal to allow the development of Terra Vi Lodge, which would have 140 guest rooms, 25 four-bedroom cabins, a market, a lodge, event space, and support buildings that would be located on two parcels on the north side of Highway 120 at the intersection of what is described as Summit Mountain Road (but which is more widely known as forest road 1S03).

This extremely large development project may be of value to the applicant (who will profit) and to some in Tuolumne County who may have economic benefits. But the project is proposed for a site that is inappropriate and which likely would end up with significant impacts. CSERC asserts that the project has high potential to cause significant and unavoidable negative impacts if allowed on this site.

1) This property has no public water, and thus has no assurance that the wells expected to serve the site can actually be reliable during periods of extended or severe drought. There is no aquifer underground in the forest region of Tuolumne County. Instead, there are areas with fractured rock where water accumulates or flows from higher elevation to lower elevations. Water underground in fractured rock systems is not consistently available and flows based on a variety of factors that are beyond the control of the applicant. THE PROJECT CANNOT PROVIDE ANY ASSURED EVIDENCE THAT WELLS (THAT MAY PRODUCE AT SUBSTANTIAL DISCHARGE LEVELS AT THE CURRENT TIME) WILL BE RELIABLE OR EVEN MARGINALLY FUNCTIONAL DURING MULTIPLE YEARS OF DROUGHT. SINCE TUOLUMNE COUNTY RECENTLY EXPERIENCED A DROUGHT PERIOD OF 4 YEARS, THE COUNTY MUST ASSUME THAT PERIODS OF FUTURE MULTI-YEAR DROUGHTS WILL OCCUR.

2) This property does not have public sewer service, yet the project proposes enough bedrooms for there to be more than 500-600 guests at the site on each day along with staff that may be 30-80 additional persons on site. All of these people will be producing a significant amount of effluent and sewage that will cumulatively create a tremendous amount of sewage needing treatment. Commercial Recreation zoning and Special Commercial were never intended to allow massive development projects that normally would be required to connect to public water and public sewer.

3) This property site has already burned during the 2013 Rim Fire at high severity. It is one thing for nearby small parcel owners to live on their properties (or use them for vacation properties) despite the high fire risk. It is very different for the County to intentionally approve the placement of as many as 600 tourists with additional staff on any given summer season day -- to all be located on a site along a ridgeline in forest habitat with fuels that have already shown that they can burn with an intensity that cannot be stopped by fire suppression forces. The County should not be approving such a large development project in the midst of such high fire risk. While sprinkler systems, water storage, high performance fire extinguishing and alarm systems may reduce the risk of a structure fire, none of those will prevent or provide reliable protection against a wind-blown wildfire at this site.

4) The project site is remote from the closest town of Groveland and does not have readily available sheriff's deputies, ambulance service, or other infrastructure or services to serve the needs of the guests who will at times require emergency medical care or will at times cause the need for law enforcement presence. Due to extensive drive times for each and every call, this project will add additional strain to already overstretched county services.

5) The project will directly compete with existing lodging, hotel, motel services and pose a risk for putting stressed local businesses out of business.

6) This project will create a significant negative cumulative impact when considered in combination with the just approved Berkeley Tuolumne Camp Restoration and Reconstruction Project, with the glamping project proposed across the street from the Terra Vi Lodge project, and with the proposed expansion of sites and campground sites at the Thousand Trails Yosemite Lakes RV Park and Campground at Hardin Flat. Together the four total projects would bring an additional 1,000 or more people a day to the rural area that lacks any county service infrastructure, that has no close-by fire or ambulance service, and that is along a scenic corridor that already has periods of extremely high traffic on Highway 120 during the peak tourist season when each of the four projects will create the highest level of traffic and visitation.

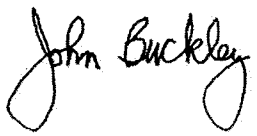
7) Development of this site as now proposed has the potential to cause significant negative impacts to the wells of neighbors due to either competing demand for water that may be within fractures serving both neighbors and the project site. In addition, the proposal to allow 600+ people a day at a time to have all of their waste effluent treated onsite by an engineered septic system poses a high risk for potentially polluting nearby wells.

Based on all the reasons listed above, CSERC calls for the County to require the development of an Environmental Impact Report to analyze potential impacts of the project, and most important, to consider alternative locations for the project that may reasonably mitigate or lessen the potential significance of unavoidable impacts tied to the lack of public water and sewer, the lack of proximity and access to county services and emergency care, the extremely high fire risk of this project site, the cumulative impacts of this project combined with associated additional visitor-serving projects that are collectively proposed for this general area, as well as the cumulative impacts of the four proposed projects creating a high amount of GHG emissions due to the travel miles associated with guests accessing and utilizing the four combined proposed projects.

As examples of possibly more appropriate sites, CSERC lists the Groveland scar site (currently for sale, currently vacant, and currently highly appropriate for such a Yosemite-visitors lodge type project) or

the Casa Loma site, which is far closer to public services, would not threaten neighbors' wells, and may be capable of being served by public water and sewer. An EIR would appropriately evaluate whether there are indeed alternative locations where the project could be constructed with less significant impacts.

Please notify our Center of any environmental documents produced for this project and any public hearing opportunities to comment on this project.



executive director

TUOLUMNE ME-WUK TRIBAL COUNCIL

Post Office Box 699

TUOLUMNE, CALIFORNIA 95379

Telephone (209) 928-5300

Fax (209) 928-1677

December 17, 2018

Quincy Yaley, Assistant Director
2 S. Green Street
Sonora, CA 95370

Dear Quincy Yaley,

Subject: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003

We are in receipt of a letter concerning the Hansji Corporation Site Development Permit for Sawmill Mountain and Highway 120. There was no mention of a Cultural Resource Survey for this very large project. If one has been done we would like to see the results and the protection measures that will be put in place. We would also like a copy of the Draft Environmental Impact Statement. In the Architectural Narrative for this project it states that that through a collaborative effort with the Tuolumne Me-Wuk Tribal Council their heritage would be celebrated. Our Cultural Department has not had any contact with this company and they should not imply that we are working with them.

It states that you want our comments by December 28 which is very quick turnover for such a large project. Our office has not received the notice from the Community Resources Agency yet, it was emailed to us from a private citizen.

Thank you and we will expect to hear from you in the very near future concerning this project. This is one project we will want to consult on.

Respectfully,

Stanley R. Cox
Cultural Director

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: Tuolumne Band of Me-Wuk Indians

COMMENTS: _____

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: Stanley R Cox

Agency: Tuolumne Band of Me-Wuk Date: 12-18-18

California Water Boards

Edmund G. Brown Jr.
Governor

Matthew Rodriquez
Secretary for Environmental Protection

Central Valley Regional Water Quality Control Board

21 December 2018

Quincy Yaley
County of Tuolumne
Community Resources Agency
2 South Green Street
Sonora, CA 95370

CERTIFIED MAIL
7018 1830 0001 0062 6320

COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, HARDIN FLAT LLC/HANSJI CORPORATION SDP18-003 PROJECT, TUOLUMNE COUNTY

Pursuant to the County of Tuolumne Community Resources Agency's 10 December 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the Hardin Flat LLC/Hansji Corporation SDP18-003 Project, located in Tuolumne County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:
https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

> *Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*
>
> *This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]
The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit
Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit
If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

[1] Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

For more information on the Water Quality Certification, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at: http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/ or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.

2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100**. Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently $1,277 + $8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/help/permit/

If you have questions regarding these comments, please contact me at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.

Jordan Hensley
Environmental Scientist

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: County Surveyor WS

COMMENTS: Required easements can be dedicated by deed, or by a parcel map - if a lot line adjustment is necessary.

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: _____ Date: _____

COMMUNITY RESOURCES AGENCY

DAVID GONZALVES, CBO
Director

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

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(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

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

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.

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

AGENCY: Tuolumne Heritage Committee

COMMENTS: Highway 120 is eligible for scenic status by Cal Trans and is so mentioned in the new and previous general plans. Please require major setbacks from Highway 120 and major landscaping to shield the viewshed of this project from Highway 120 which is the historic Big Oak Flat road to Yosemite. One only needs to look at Oakhurst to see how a state highway can be visually polluted at the very gateway to Yosemite National Park.

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: [signature]

Agency: Tuolumne Heritage Committee Date: 12/30/18

COMMUNITY RESOURCES AGENCY

DAVID GONZALVES, CBO
Director

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

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Date: December 10, 2018

To: Interested Stakeholder

From: Tuolumne County Community Resources Agency

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Assessor's Parcel Numbers: 068-120-060 and 068-120-061

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4. Improvements to the intersection of Highway 120 and Sawmill Mountain Road are

Taryn Vanderpan

From: Kevin Rice <kjrice@ucdavis.edu>
Sent: Friday, December 28, 2018 12:39 PM
To: Quincy Yaley
Subject: Sierra Club Tuolumne Group comments on Hardin Flat LLC/Hansji Site Development Permit for Terra Vi Lodge
Attachments: Notification Form for Public Hearings and EIR .pdf

December 28, 2018

David Gonzalves and Quincy Yaley
Community Resources Agency
2 South Green Street
Sonora, CA 95370

RE: Sierra Club Tuolumne Group comments on Hardin Flat LLC/Hansji Site Development Permit for Terra Vi Lodge

Thank you for the opportunity to provide comments on this proposed project. After reviewing this early description of the project, we have significant concerns about potential environmental impacts and request that the County require the developer to prepare an EIR for the project. Our concerns include:

1. This is a very large project that envisions 140 rooms and 25 cabins. Conservatively this would result in at least 500 guests at any one time (not including staff). This project is not connected to any public sewer system. The effluent generated by this many people will be substantial (to say the least) and is at a level never intended for this type of zoning. This is a huge problem for this project.
2. Similarly, this project is not connected to public water. As you well know, underground water sources in this area are not aquifers. Rather wells depend on water within a fractured bedrock system that, in turn, is highly dependent on down slope flow of precipitation (primarily snow pack). We think the County has learned from the last drought that this type of underground water resource is highly variable from one year to the next. There is no evidence in this project description that the wells proposed will be adequate or even marginally functional during an extended drought (and there **will** be more multi-year droughts!).
3. Issues of vulnerability to wildfire are another big negative factor in this proposal. This is an area where the Rim fire was able to burn unimpeded despite intense containment efforts. Allowing the development of a facility that puts over 500 tourists at risk into a this high fire severity landscape in the middle of summer is really unconscionable. We fear that the proposed protections against fire (e.g. sprinkler systems, water storage, etc.) will be largely ineffective if a severe wildfire (i.e. high winds) occurs.

We would hope that a well-developed EIR would offer reasonable alternatives that would mitigate or eliminate negative environmental impacts. In particular, we might suggest that this project could be re-located to a more appropriate site that could link into public water and sewer.

Thank you again for allowing us to comment on this project. Please notify us of any future public hearings on this project as well as the availability of the environmental document (e.g., EIR).

I have attached to this email a scan of the form requesting notification.

Thank you,

Dr. Kevin Rice
Conservation Chair
Tuolumne Group – Sierra Club
PO Box 4440
Sonora CA 95370

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, supression, 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: _____ December 21, 2018

Agency: Groveland Community Services District Date: _____

From: Robert Kostlivy
Sent: Friday, February 01, 2019 10:09 AM
To: Quincy Yaley <QYaley@co.tuolumne.ca.us>
Subject: Terra Vi

Quincy,

I have reviewed the submittal for this project. The submittal that was reviewed was general in nature and specifics pertaining to EH was not included. I have no objection to the concept of the hotel and its features but actual approval and buildout can potentially change once a true design is submitted. If that is ok with Planning & the owners then we are ok with the conceptual aspect of this project. Below are what I need for the actual buildout of this project:

1. I spoke to the wastewater designer yesterday and he has yet to submit the actual numbers of this project and its layout. In regards to the OWTS, I look for the amount of waste being generated and the treatment area to accommodate 200 % of that waste. Given that the soils in the septic area are one of the best that I've seen in Tuolumne County, I still need data to ensure what is being approved on the planning side can be accommodated by the parameters of the site.

2.The size of the kitchens/meals, events such as weddings or daily conferences needs to be known to properly determine the above (waste in/waste out).

3. A CUPA evaluation will need to be done for any chemicals that will be onsite.

4. Recreational Health Permit & plans for the pool.

5. Plans and permits for the food facilities.

If you need more clarification, I will be more than happy to expand on my comments. Thanks,

Rob Kostlivy, Director
Tuolumne County Environmental Health

LOZEAU DRURY LLP
T 510.836.4200
F 510.836.4205
410 12th Street, Suite 250
Oakland, Ca 94607
www.lozeaudrury.com
michael@lozeaudrury.com

Via Email and U.S. Mail

January 23, 2019

Quincy Yaley, Assistant Director
Development
County of Tuolumne
2 South Green St.
Sonora, CA 95370
qyaley@co.tuolumne.ca.us

David B. Gonzalves, Director
Community Resources
County of Tuolumne
2 South Green St.
Sonora, CA 95370
communityresources@tuolumnecounty.ca.gov

Deborah Bautista, County Clerk
County of Tuolumne
2 South Green St.
Sonora, CA 95370
dbautista@co.tuolumne.ca.us

Re: CEQA and Land Use Notice Request for the Project known as Terra Vi Lodge Yosemite aka SDP18-003

Dear Ms. Yaley, Mr. Gonzalves and Ms. Bautista:

I am writing on behalf of the Laborers International Union of North America, Local Union 1130 and its members living in the County of Tuolumne ("LiUNA"), regarding the project known as Terra Vi Lodge Yosemite aka Site Development Permit SDP18-003, including all actions related or referring to the construction of a public market, general lodge with multipurpose, indoor and outdoor areas, 140 guestrooms and 25 cabins providing 4 guestrooms each located on a 64-acre parcel at the northeast corner of Highway 120 and Sawmill Mountain Road, about 17 miles east of Groveland on APNs: 068-120-060 and 068-120-061 in the County of Tuolumne ("Project").

We hereby request that County of Tuolumne ("County") send by electronic mail, if possible or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the County and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the County, including, but not limited to the following:

- Notice of any public hearing in connection with projects as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
    - Notices of any public hearing held pursuant to CEQA.
    - Notices of determination that an Environmental Impact Report ("EIR") or supplemental EIR is required for the project, prepared pursuant to Public Resources Code Section 21080.4.
    - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.

- Notices of preparation of an EIR or a negative declaration for the project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for the project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out the project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that the project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

In addition, we request that the County of Tuolumne send to us via email or U.S. Mail a copy of all Planning Commission, and Board of Supervisors meeting and/or hearing agendas.

Please send notice by electronic mail, if possible or U.S. Mail to:

Michael Lozeau
Hannah Hughes
Komal Toor
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607
510 836-4200
michael@lozeaudrury.com
hannah@lozeaudrury.com
komal@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,

Hannah Hughes
Legal Assistant
Lozeau | Drury LLP

From: Addie Newcomb (addienewcomb@juno.com
Address: 1960 Wingate Way, Hayward, CA 94541

Subject: Hansjjii Project

December 20, 2018

To: Quincy Yaley, Assistant Director, Development
qyaley@co,tuolumne.ca.us
cc: jgray@co,tuloumne.ca.us

Community Resources Agency
Tuolumne County
Hanajii Corporation Parcels I 068-120-060-068-120-061

Sawmill Road property owner: Adelene Newcomb parcel 068-540-016-000

Wow! I am very concern now- What is the Big rush! To get everything done before year end.

1: Impact of the area: Sawmill Rd, Forestry Rd – have you notified them of the impact? What was their response with all this traffic & destruction? Noise, liability, Fire (did we forget about The Camp Fire) & Rim Fire). Safety- For residence walking or children playing

2. Wildlife in the area: What happens to them, how many deer and other animals will we see again when this happens? Big Impact!
Do we have EIR Report? This necessary – I would like a copy please mail me one to the address above.

3. Sewage & Drainage: What do you think is going to happen to our existing wells – our well is only 30 ft. deep? This is a big concern (what a disaster if our spring is contaminated).

4. Let's Work Together and review and come up with something that property owners and developers can come to an understanding. The right thing to do!

Thank you

Adelene Newcomb
Adelene Newcomb

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: Owner

COMMENTS: _____

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: Adelene Newcomb

Agency: _____ Date: 12-19-2018

From: **Angie Norquist** angienorquist@verizon.net
Subject: **Hansi Project**
Date: **December 20, 2018 at 9:05 AM**
To: qyaley@co.tuolumne.ca.us
Cc: jgray@co.tuolumne.ca.us

Community Resources Agency

Tuolumne County
Hansjii Corporation Parcels 068-120-060 068-120-061

Quincy Yaley, Assistant Director-Development
cc: Supervisor John Gray

Sawmill Road property owner Bill Norquist Parcel 068-540-016-000

I am very concern on what is happing in this area, THIS IS HUGE I have not received a EIR on this project and I would like a copy, Please.

My Concerns:

1. The impact on the area,road, traffic, noise, liability, fire hazard safety to residence.

2. If the project goes through the capacity would be around 700 people using this road, this is a Forest Rd. not made for this amount of people and has this been approved by the Forestry?

3. Sewage and Drainage impact to existing residence affecting our water supply with a small well of 30 feet deep.

4. Wildlife in the area.

5. Archeological Site Me-Wuk Tribe.

These are a few of my concerns, you can send me a copy of the EIR to this Address:
Bill Norquist 20137 Black Rd. Los Gatos, CA. 95033

Thank You, Bill Norquist

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: Bill Nusquist – owner on Sawmill Rd

COMMENTS: See attached letter

Thank you –

Bill

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: Bill Nusquist

Agency: _____ Date: Dec. 20, 2018

Sharing the joy of country living
SUGAR PINE RANCH

21250 State Highway 120 - Groveland, CA 95321 - (209) 962-7823 - Email: info@sugarpineranch.com
Just 3.7 miles east of the town Groveland; on the north side of Hwy 120.

December 26, 2018

David Gonzales and Quincy Yaley
Community Resources Agency
2 South Green Street
Sonora, CA 95370

RE: Hardin Flat LLC/Hansji Site Development Permit

Please consider my comments on the proposed development project known as Terra Vi Lodge, on Highway 120 near Yosemite National Park.

I am a strong proponent of private property rights, and believe that every reasonable consideration should be given to property owners with regards to their use and development of their private real estate. That said, as with the freedom and liberties granted to each and everyone of us under our Federal Constitution, I also respect that such liberties exist within the context of respect for the rights and liberties of others. Such respect requires -necessitates- consideration, in this case, for the balance between exercise of rights and impact of such rights on the health and welfare of the community's delicate social, economic and environmental fabric.

The location, size, and economic impact of this project will likely have a huge negative influence on the core of Groveland's fabric.

In the projects proximity there are already two very large lodging operations, and a few smaller ones. To concentrate (by the numbers) such a significant density of the areas tourist visitation away from the core of Groveland will detract from Groveland's economic growth, while significantly congesting Groveland's roadways and burdening public services largely financed by Groveland's core residents. Furthermore, this visitor concentration and proximity to Yosemite's Big Oak Flat entrance will overload the Park's traffic handling capacity — too many cars at the most popular arrival times arriving at the same time vs. a more distributed arrival pattern produced by lodging more uniformly distributed along the Big Oak Flat to the Park's entrance corridor.

Already the lodging businesses, like ours, have been severely impacted by what I call the great sucking draw of labor (housekeeping, etc.) to the mammoth lodging facilities that can offer better wages and benefits. Local smaller businesses are suffering from good labor shortages, price undercutting, and the inability to compete against the mammoth's marketing strength, all of which increases the strain on Groveland's economic core. The core of Groveland is Pine Mountain Lake, rapidly converting from a retirement and second home community into a co-op of transient rental operators via investor repurposing and Airbnb lodging — the transient conversion is quickly eliminating affordable housing, and therefore housing for the labor pool needed by local businesses. Make no mistake - this shortage alone can put small businesses out of business.

It is unwise, in my opinion for the County to ignore the availability of must better locations for larger scale lodging projects around Big Oak Flat and the town of Groveland that will actually strengthen the local economy and bolster badly needed economic development around the Groveland core.

I suggest that if such large scale projects so far from the Groveland core be allowed, that there be a requirement for the development of affordable housing in and around the Groveland core. Furthermore, there be a declaration of the need for significant infrastructure (traffic capacity, parking, pedestrian sidewalks, etc.) improvements in and near the core in order to accommodate the cumulative impact from such mammoth projects so far from the core drawing traffic through the core. It is even critical that the fire, park, wastewater, and potable water services be able to be improved to accommodate the increased demand from the cumulative impacts.

Please notify me of any documents produced for this project and public hearings affording the opportunity to comment.

Sincerely,

Craig Maxwell
Owner
The Inn at Sugar Pine Ranch

cc: file
District 4 Supervisor John Gray

Ms. Quincy Yaley
Assistant Director, Development
Tuolumne County Community Resources Agency
2 South Green Street
Sonora, CA 95370-4618

CC: Mr. John Gray
Board of Supervisors, District 4
Tuolumne County Administration Center
2 South Green Street
Sonora, CA 95370-4618

December 26, 2018

RE: Hansji Site Development Permit SDP18-003
Assessor's Parcel Numbers: # 068-120-060 and # 068-120-061

Dear Ms. Yaley,

I am the granddaughter of Melvin and Rosalina George, who have owned property on Sawmill Mountain Road for 57 years. I have been visiting our cabin for as long as I can remember. I hope that Sawmill Mountain will continue to be an idyllic, quiet place for the rest of my life, and someday for my own family.

I am in opposition to the detrimental effects that the proposed Terra Vi Lodge development will have on the Sawmill Mountain Area. I am concerned about the development's negative impacts on Groveland and especially Sawmill Mountain Area. Just some of the anticipated consequences of the development include increased fire danger, traffic, crime, noise, and threats to the environment including air quality, water supply, archeological sites, and wildlife. Additionally, the development poses direct complications to our property in regards to water supply, sewage, and well systems.

However, I understand that these water issues will not only affect our property, but also the habitats of multiple threatened species that inhabit the area. For example, the proposed drainage and riparian zone that will be affected by the proposed sewer plans are inhabited by California Newts, which are on the watch list for endangered species in California.

The development also plans a YARTS bus stop, as well as a helipad. Not only will these contribute to even more noise, but create a major lack of security for our properties. I believe that having additional thousands of visitors on Sawmill Mountain is both dangerous and insensitive to the Sawmill Mountain neighbors and the environment. That said, I also believe that the huge proposed development accompanied with high numbers of guests and staff on Sawmill Mountain will create extreme fire safety issues. The Sawmill Mountain area has previously been burned in high fire danger areas during the Rim Fire and was again threatened in the recent Ferguson Fire. The Tuolumne County "Stakeholder Notification" pages even describe the area with a "Very High" Fire Hazard Rating. Therefore, I am deeply concerned about the safety of the inhabitants on Sawmill Mountain as well as the preservation of the environment.

I understand that there are several Archeological sites and prehistoric sites on the property and surrounding properties that should be considered and must not be disturbed. Because I do not have complete details on the scheme of these important sites, I would like to request that the County prepare a complete EIR including a Cultural Resources Report to investigate the property's sites.

Based on all of these negative effects on the area and environment, I am urging the County to prepare a complete Environmental Impact Report (EIR) for the project in order to evaluate the numerous, significant issues this project will generate. I urge you to consider the immediate concerns of the Groveland community and please keep me updated with future meeting and hearing dates for this proposal.

Sincerely,

Sophia Constantino

December 26, 2018

Ms. Quincy Yaley
Assistant Director, Development
Tuolumne County Community Resources Agency
2 South Green Street
Sonora, CA 95370-4618

CC: Mr. John Gray
Board of Supervisors, District 4
Tuolumne County Administration Center
2 South Green Street Sonora, CA 95370-4618

RE: Hansji Site Development Permit SDP18-003, APN: # 068-120-060 and # 068-120-061

Dear Ms. Yaley,

I am writing in response to your request for comments on the Hansji Development application as an interested stakeholder. My parents own property on Sawmill Mountain and I would like to request future notification of any public hearings and receive all environmental documents prepared for this project.

A few of our neighbors and I met with you on May 14, 2018 with concerns about this project when we initially heard about it. The current proposal is nothing like we were originally told by the Hansji Development Company and the current plan seriously impacts the Sawmill Mountain Area. I left a voice mail for you last week about extending the deadline for comments beyond the holidays to allow more Groveland citizens, agencies, and affected businesses beyond the 2,000 feet notification area to reply. I hope you will be able to accommodate all who wish to provide feedback regarding this project.

My family has owned the Sawmill property since 1962 near the proposed development by Hansji Development Company. We have a number of concerns that should be addressed as the proposed development bordering long-standing residential lands and protected forest area will cause a significant adverse impact on the environment and surrounding properties.

1. Adjacent Property Access
Existing dirt roads and skid trails provide the only access to the 80 acres of residential properties and the approximately 15 privately-owned cabins immediately adjacent to the proposed development. About 25' of our access trail traverses a portion of the proposed development property and the developer has threatened that we may no longer utilize the driveway if we oppose the project. Without this trail, my family and the residents of the other privately-owned cabins would have no other access to our properties. Our only access to our properties is via Forest Route #1S03 which is maintained by the Forestry.

Note #8 located on Sheet V3 "NSPS Land Title Survey" of the Architectural section in the Hansji online proposal for the project refers to the aforementioned trail: "A dirt road and a gravel road encroachment have been located, no easements are recorded for these." This is inaccurate as this original dirt road / skid trail has been utilized with continuous use for over 70 years which constitutes a Prescribed Easement. We have no other means of access to our properties.

2. Development Traffic and Access
As described above, there are one-lane dirt roads and skid trails that provide access to our private property. Due to the limited existing road access via Forest Routes and the location of the CalTrans maintenance shed, I am concerned about Fire, County, Utility, and Forestry access, as well as the increased load on emergency services for such a massive development. Furthermore, the plans depict a dead-end cul-de-sac which poses a hazardous condition.

Currently the development plans have located the main hotel entrance off of Forest Route 1S03 which may be an oversight by a developer unfamiliar with how the area functions. Forest Route 1S03 is not designated as a road and it is not designated for commercial use; it is a Forest Route. Locating the entrance on 1S03 would subject all of the surrounding neighbors to overwhelming non-stop day/night traffic and congestion as well as create dangerous traffic problems when exiting the Sawmill Mountain Area onto Highway 120. We would not be able to safely turn onto or off of the Highway with so much hotel traffic directed onto our one-way dirt skid trails and driveways. I consider this an undue hardship to the residents of Sawmill Mountain Area that is immitigable and should not even be a consideration.

3. Development Size
From my review of the layout and beds available in each hotel room, I estimate that 1,303 guests could reside at the Terra Vi Lodge on any given night. This does not include babies/ toddlers in cribs or the use of roll-away beds, etc. The scale of the proposed development is far greater than other lodges in Groveland and along Highway 120. This development size is greater than both the nearby Rush Creek Lodge or Yosemite Westgate Hotel. The "mom and pop" bed and breakfast and average size hotels in the Groveland area will certainly suffer from a development of this scale and magnitude.

We understand that the County is evaluating proposals for the other portion of property across Highway 120 for "Glamping" sites, and an increase to the nearby Yosemite Lakes Resort. These and other proposed project increases cumulatively add such a massive scale to the neighborhood and should be considered simultaneously during the planning process and environmental review.

It also appears as though the Hansji Development is proposing more phases with future work not yet outlined in their online application. I would like to understand all of the proposals and comprehensive totals affecting our community.

4. Overcrowding, Noise, Traffic, Crime
The Hansji development is endeavoring to make the biggest hotel possible for the most effective monetary gain. We will have over 1,300 hotel guests daily with a few hundred hotel staff driving to and from the site every day. Highway 120 and especially Sawmill Area should be studied to determine how much traffic can be handled safely. This project size appears to saturate a very small space with too much activity and noise generating activities, 24/7 traffic, a market, a pool, a two-story event center, bus stop, and delivery services. The area will be subject to overcrowding, crime, pollution, and cause a substantial increase in ambient noise to the peaceful surroundings. The size of the proposed development does not suit the size of the property, nor is there a need for such a large scale operation in a remote forest and undeveloped location. I see this project development as an unmitigated nuisance for the Sawmill Mountain Area.

In addition to vehicular traffic, the Hansji Development is proposing a helicopter pad which would contribute more noise and is currently located adjacent to our access driveway. This seems unsafe and unnecessary for this mountain location; there is already a helipad located nearby at Pine Mountain Lake. We maintain a quiet refuge on our private properties while enjoying the prevalent wildlife. Additional car traffic, delivery vehicles, human voices and noises, dogs barking, continuous lighting of the hotel grounds in a remote undeveloped area all pose threats to our wildlife that are unaccustomed to humans and frightened easily.

Furthermore, there are already two large hotels and plenty of other available sites within the area that could better absorb the influx of additional tourists. The entrance into Yosemite National Park will be inundated with an uneven distribution of traffic that may exacerbate existing traffic conditions; this entrance into Yosemite is especially treacherous in the winter and often closed. The proposed project would be better suited elsewhere.

5. Sewage Disposal and Water Supply

The Tuolumne County Environmental Health Division advises in the 1991 Initial Study that future development is required to address health issues including: provision of potable water, sewage disposal, and solid waste disposal.

The developer has obtained a permit for soil testing for septic and leach lines, and has proposed a location that may contaminate our shallow well that provides drinking water to our cabin. The proposed leach field for a 250 room hotel with toilets flushing constantly would significantly compromise the natural spring/stream that runs through my neighbor's meadow as well as our meadow which supplies our wells. Our well is shallow (only 68') and is fed by the stream/ spring that will be contaminated by sewage. We need to be protected from contamination of our wells and from septic leaching and odors.

As you may know, the recently-constructed Rush Creek Lodge on Highway 120 has had many issues with contaminated water, raw sewage flowing above ground, and odors. On July 13, 2018, I spoke with Robert Kostlivy, Tuolumne County Environmental Health Director, about such problems. He stated that the proposed Terra Vi Lodge system would be vastly different than Rush Creek, however my understanding from reviewing the proposal is that a standard septic system would be utilized. The size, scope, and location of this sewage system appear to be inappropriate and incompatible with the existing homes in the area. The leach fields as designed with sewage contaminating our existing water course and freezing atop the ground during winter months are a major concern.

6. Fire Hazard

The General Plan Fire Hazard rating for the project site is stated as "extreme." We all just lived through the devastating effects of the massive Rim Fire, the drought, bark beetles, and the most recent Ferguson fire. Our water supplies are precious and scarce. The 1991 Initial Study states that the response time from "First Due Engine Company" is 20 +/- minutes. The Initial Study affirms that, "This project may create a significant adverse impact as far as the TCFD's and CDF's ability to provide fire protection within this area." The Initial Study states that a water storage facility must be provided that can hold a minimum 150,000 gallons of water *over and above peak domestic use.* The new development may require even more than this amount and will therefore seriously compromise or drain our precious water resources. In addition, we have been informed that the developer will need to dig over 15 wells, as well as supply water for the

proposed swimming pool. Currently, they have only recently dug two wells and I don't see further mention of additional water sources in the Hansji proposal. I am also concerned about attracting over 1,300 tourists to the site each day who may wander outdoors with cigarettes and potentially cause more fire danger to the area.

We were not able to renew our fire insurance after the Rim fire and this is a very serious concern for all of us on the mountain. No California insurance companies are providing fire insurance to this area as it has now been ravaged twice within a few years. The size of this development is a serious liability to the County and surrounding communities. Again, I do not believe a development of this size and scope should be located on Sawmill Mountain.

7. Archeological Sites

The Tuolumne Band of Me-Wuk Indians has located both prehistoric and historic sites on my property and surrounding neighbor's property. These sites are within walking distance to the proposed development site; it is highly probable that there are cultural resources that may be impacted on the property. A new Cultural Resource Survey is required every ten years, and the Me-Wuk Cultural Development department requests that one of their Native American Monitors be present for the archeological survey. In addition, the area is harvested for medicinal plants by the Tribe Gatherer. They have stated that "this is a very important area and needs to be protected."

8. Wildlife, Habitat and Open Space

In the 1991 Initial Study, the Department of Fish and Game advised that a wild-life survey be conducted prior to proceeding with any project. The Forest Service has previously identified a Spotted Owl Habitat Area adjacent to the southern boundary of the property and is interested in the protection of the wildlife habitat of the parcel. The property also provides habitat for the Mule Deer, Bear, Mountain Lion, Bobcat (Lynx), Bats, Pacific Chorus Frog, Coyote, the Arboreal Salamander, and California Newt. Many are on the threatened/ endangered/ or California special concern list.

The habitat found was considered "third priority" wildlife area. In Chapter III of the 1991 Study, Implementation Measure LL of the General Plan requires that where a common habitat type located on a proposed development site is determined to be a third priority wildlife area, Open Space zoning shall be used to conserve 20 percent of the site or the entire habitat area, whichever is less. However, I do not see any mention of this requirement or mention of a wildlife study in the current development plan. This needs to be provided during the EIR and become part of the master development plan.

Additionally, the Central Sierra Chapter of the Audubon Society had reviewed the project in 1991 and they indicated concerns regarding loss of timber producing land, distance from the site to emergency services, impacts on wildlife, and aesthetic impacts to the Highway 120 corridor through the National Forest and into Yosemite National Park. Again, the impact to the animal habitats on site needs to be studied during the EIR.

The 1991 Initial Study determined how much area was to be designated and zoned as Open Space. A portion of the site also contains a year-round spring and several ephemeral drainages which lead to my water supply as well as my neighbors. Another portion was to be zoned O-1 to protect valuable riparian habitat associated with an intermittent stream in the southeast corner of the parcel. The Open Space must be preserved.

9. Geology/Soils
The Soil Resource Inventory indicates the erosion hazard is very high on portions of the site. The erosion hazard on the remainder of the site is rated high. Again, this is another critical component of a proper study and EIR.

10. Environmental Impact
A previous Initial Study was performed for this same property on June 25, 1991 and many significant issues were revealed 27 years ago. At that time, only a cell tower was proposed for the property and the Manly's themselves opposed the project. Much has changed in the environment over the past nearly three decades and the property should be adequately studied.

With over 240 guest rooms, 25 four bedroom cabins, 286 parking spaces, a helipad, bus stop, shopping market, large event space, multiple out-buildings, 1,300 guests and a few hundred support staff on site, the proposed development has increased in size from what we were initially told by the Hansji Company and does not suit the lot size, location, and is inconsistent with the character of our community.

In conclusion, it appears that there are many areas that require thorough review and appropriate report updates. I have outlined just some of the key areas that are concerning while there are many more that must be considered.

I write now to urge the County to prepare an Environmental Impact Report for the project to evaluate the many significant effects this project will have on our properties, the Sawmill Mountain Area, and the Groveland community as a whole.

Sincerely,

Nancy Constantino

Nancy Constantino

Mrs. Rosalina George
2597 Aragon Court
San Jose, CA 95125

December 26, 2018

Ms. Quincy Yaley
Assistant Director, Development
Tuolumne County Community Resources Agency
2 South Green Street
Sonora, CA 95370-4618

CC: Mr. John Gray, Ms. Sherri Brennan, Mr. Randy Hanvelt, Mr. Evan Royce, Mr. Karl Rodefer
Board of Supervisors
Tuolumne County Administration Center
2 South Green Street
Sonora, CA 95370-4618

RE: Hansji Site Development Permit SDP18-003
Assessor's Parcel Numbers: # 068-120-060 and # 068-120-061

Dear Ms. Yaley,

I am writing to provide comments regarding the Interested Stakeholder letter I received from the Community Resources Agency. Please continue to send me information and all reports pertaining to the Hansji Development application. I am very concerned about how this project will affect my property on Sawmill Mountain as well as the Groveland community.

My husband and I purchased the first piece of property from Raymond E. and Evelyn Marie Llewellyn's 80 acre homestead in 1962. The original historical farmhouse was where our cabin is currently and it was a one room home with a pot-belly stove. The Llewellyn family owned the entire 80 acre farmland and had horses, goats, chickens, pigs, their own vegetable garden and lived off the land for many years since the 1940's. They also owned Miner's Resort, the Buck Meadows Hotel, and the Buck Meadows Restaurant. They were there because that is where the water, creek, and beautiful meadow are located. There are prehistoric archeological sites dating back to the native Americans who lived on this land before us. It is beautiful. We spend every possible moment there in the mountains and raised our children to respect nature, wildlife, and the beautiful Yosemite National Park.

My husband was concerned that our property was landlocked because the rest of the homestead was still for sale at the time. He also purchased an easement that would allow us access should there ever be a problem when future property parcels were divided and sold. We have never had an issue as our neighbors respected each other and the beautiful forest that we have all inhabited for almost 57 years. The property is accessed by dirt /gravel logging skid trails and one-way driveways that we all share and maintain.

I believe the developer and the Planning Department should consider the Sawmill area and Groveland community as a whole entity while making decisions about the use of the Manly property. We all share the same small area and need to work together. I am hopeful and trusting that this process will seek to be fair and respectful to the Sawmill neighbors as some of us have been on the mountain since the 1940's.

It appears to me that the design has been developed without interaction or comments from my family or my surrounding Sawmill neighbors. I am also upset to see the overall size of the proposed hotel, the location of the main entrance off of the Forest Route that we all use to get to our homes, the size and location of the septic leach system which poses a problem for my well and water supply, the destruction of wildlife habitat and archeological sites, a helicopter area, a bus stop, and disregard for the beautiful, quiet, natural environment where we all make simple abodes and strive to enjoy the peaceful outdoors.

I feel that the proposed development is too large for the piece of property and does not fit in with the current usage of the surrounding properties. It creates noise and pollution by bringing in so many tourists to an area that already has ample hotels, camp grounds, lodges, and inns. The property was rezoned in 1991 and never should have been changed from the Timberland Preserve designation, due to the adjacent proximity to residential and National Forest properties.

We have been fortunate that when we dug our well, we didn't have to go very deep. We realize that we are fortunate to have our water and are careful to conserve as the resources are scarce in this area. The proposed location and size of the septic leach system poses potential contamination for our water supply and the watercourse that serves the animals that inhabit the area. In addition, the large quantity of water needed to sustain a project of this size may deplete our precious natural resource.

In addition to traffic, the Hansji Development is proposing a helicopter pad which would add additional noise and is located on the plans directly adjacent to our access road. This seems not only unsafe, but completely unnecessary. There is already a helicopter pad located at Pine Mountain Lake and close enough to this property. I fear that something like this would be misused and is unnecessary for our community.

This is not the best place to locate a hotel of this size. Hansji Corporation would be better off with a location that would provide public sewer, water, and utilities. We have heard that they have been looking at other properties that would better suit their needs. It seems they are greedy developers who are trying to force something onto Tuolumne County by promising monetary gains. I fear that if a monstrosity is built here, we will have to deal with the consequences and problems that will be created for generations to come.

In addition, I am especially concerned about the extreme fire danger we are currently in and the additional dangers a large development would add to the area. We nearly lost our beloved cabin in the Rim Fire. The firefighters camped out in our meadow and were able to save our structures; some of my neighbors were not as lucky. We were dangerously close to losing our place. We were also evacuated recently during the Ferguson fire. The area is so risky that my insurance company will no longer provide fire insurance. It is frightening to think about so many hotel guests in the area who can wander around the property, tossing cigarettes around, or

leaving trash that will contribute to fires, and/ or attract and pose danger to wildlife. This is a risk that should not be introduced or forced onto the Manly property parcel.

Finally, I have been a Tuolumne County taxpayer and have donated to the Yosemite Conservancy, the Wildlife Society, Yosemite National Park, and support various non-profit groups in Groveland for 57 years. I respectfully request that the County prepare a complete Environmental Impact Report for the project to evaluate the many significant adverse effects a project of this size will have on the environment and surrounding areas.

In conclusion, it appears that there are many areas that should be evaluated in detail before a huge potential mistake is made. I have seen many projects come and go and it is a terrible eyesore to see vacated, abandoned restaurants, hotels, and businesses that are currently along the Highway 120 corridor; we don't want to add to the blight. I have outlined just some of the key areas and many concerns to be adequately reviewed. We need input from the appropriate experts and agencies to provide us with key information that would reduce the impact to our properties, the Sawmill Mountain Area, and the overall Groveland community.

Sincerely,

Mrs. Rosalina George

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: Barbara Farkas

COMMENTS: Concerns: Worker housing?
Environmentally friendly WASTE "WATER" – Restore.
Recycling and disposal? – SURFACE + Ground water pollution
Non-permeable surfaces – No public transportation
for employees? – Night light! – Minimize and Mitigate

Minimize

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. ? Date on Ordinance Code ?

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: Barbara J Farkas

Agency: _____ Date: 12/28/18

COMMUNITY RESOURCES AGENCY

DAVID GONZALVES, CBO
Director

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

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(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

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

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

Property Owner: APN # 68-340-18-0000

AGENCY: William & Linda Pfeiffer
2638 Kring Dr. San Jose, Ca. 95125

* COMMENTS: Serious concerns about access & exiting Highway 120 via Sawmill Mtn. Rd., Safety issues due to the dramatic increase in utilization will result, due to the difficulty crossing West bound lanes to continue travel east to visit Yosemite after an overnight stay at Lodge.

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: William J Pfeiffer

Agency: Property Owner Date: 12/19/18

COMMUNITY RESOURCES AGENCY

DAVID GONZALVES, CBO
Director

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

48 Yaney Avenue, Sonora
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(209) 533-5633
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(209) 533-5909 (fax – EHD)
(209) 588-9064 (fax – Fleet)
(209) 533-5698 (fax - Roads)
www.tuolumnecounty.ca.gov

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

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.

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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

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4. Improvements to the intersection of Highway 120 and Sawmill Mountain Road are

December 28, 2018

TO: Tuolumne County Community Resources Agency; Quincy Yaley, Assistant Director, Development

RE: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003 Assessor's Parcel Numbers: 068-120-060 and 068-120-061

Good morning Mr. Yaley,

I am responding to the documents received by your office regarding the above-named development, located at the northeast corner of the intersection of Sawmill Mountain Road and State Highway 120.

On behalf of my family who owns the property directly behind the proposed lodge, I would like to express our concern should the project be approved; first, the necessity for fire sprinklers in a facility that large. The requirements under NFPA 1142 state the standard of water supply for suburban and rural firefighting; meaning the water storage needed will be significant. In addition, the consumption of water necessary for storage, lodging needs, and staff and customer needs will greatly impact the chances of our well being useable after all of the demand in a lodge development planning to have 140 guest rooms, 25 cabins, a market, a lodge, event space, and other support buildings. This is a significant concern. Under NFPA 1142 and NFPA 13 the demand for water in a lodge of that size would undoubtedly deplete water wells in the surrounding area.

Secondly, the increase in population a lodge of that size brings to the area will also bring an increase in crime and vandalism to surrounding homes. We are a small community off of Sawmill Mountain Road and have a quiet, peaceful property to enjoy. The Rim Fire brought a devastating loss to our family losing our precious family cabin, but we have started planning and rebuilding so that memories can continue for generations to come. Since the fire, the property has been assumed a loss by companies/corporations sending numerous offers to purchase the land. Attempting to take advantage of our loss. We intend to continue our family's history on our land, and it's a shame that a company plans to build such a large facility that will no doubt remove what is left of the mountain, the forest, and the peacefulness it brings.

We understand we're only one small voice, but we wanted to make our concerns known. We hope that the request for this lodge and all that comes with it is denied. Give us an opportunity to rebuild and live in peace.

Sincerely,

Eugene Paden, on behalf of the Paden Family

VIA EMAIL 12/28/2018
VIA MAIL 12/28/2018

December 27th, 2018

Quincy Yaley, Assistant Director, Development

Tuolumne County Community Resources Agency

48 Yaney Avenue, Sonoma 95370

Email: qyaley@co.tuolumne.ca.us

RE: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003

Dear Mrs. Yaley:

This letter is in opposition to the planned development along Sawmill Mountain Road (Site Development Permit SDP18-003). I am the owner of 11370 Sawmill Mountain, Groveland my name is Jerry Cathey, and my property is located in the residential area across Sawmill Mountain Rd from the proposed development. I have owned the property at 11370 Sawmill Mountain Rd since 1976. First, I oppose this project based on the effect it will have on the water table. Secondly, the size and location of the sewage disposal system and the adverse effect it will have on the surrounding property owners. Lastly, the size of the project will bring a lot of cars and people to this small area.

My opposition to the project is based on the size of the proposed development and the effect the project will have on the water table from the amount of water that will be used, I believe that the water table will be overdrafted and that the new well on my property will be affected, my well is approximately 1500' from one of the proposed new wells. In September 2015 I drilled a new well on my property to replace a shared well. The shared well could no longer supply enough water to service the three homes it supplied due to a declining water table. My new well had to be drilled to 700 feet and supplies just enough water for a single home. The attached well log shows that the water table in this area is located in very small one foot fractures in the granite rock. I believe the amount of water used by this project will overdraft this water table and cause my well and the other neighboring wells to fail. I request that the Tuolumne County Community Resources Agency require the developer to study the effects of the proposed development on the water table and prove that it will not overdraft the available amount of water to my property and the surrounding properties.

In addition to the overdraft of the water I am concerned that the amount of sewage generated by the project cannot be adequately absorbed by the planned leach field and that this will also affect the water from my well. Also, the location of the leach field is planned to be adjacent to the residential development in this area which could adversely affect the existing residential cabins especially when the ground is saturated from rain and snow causing it to smell like a sewage around the project. I request that the developer be required to show that the proposed sewer disposal system will not adversely affect the water table or cause surrounding property owners to smell sewage.

Lastly, I am concerned that the size of this proposed development will bring a lot of traffic from cars and people to this small mountain area. My property is next to the forest service property on two sides. Traffic at the intersection of highway 120 and Sawmill Mountain Road will become unsafe. The number

of guests coming to the proposed development will cause people to be walking around the surrounding area and trespassing on my property, upsetting the peaceful private atmosphere that currently exists.

For the above reasons I request that the developers be required to study the effects of this proposed project on the water table that currently exists, the effect of the proposed sewage disposal system on the surrounding property owners and the additional traffic from cars and people on this small mountain area. I believe the only way my concerns can be addressed is via a full Environmental Impact Report (EIR) and I request that the County require that an EIR report be completed before approval of this project.

Sincerely,

Gerald Cathey

Jerry (Gerald) Cathey, Owner

11370 Sawmill Mountain Rd, Groveland

Mailing address

1913 Ellen Ave, San Jose, Ca 95125

*The free Adobe Reader may be used to view and complete this form. However, software must be purchased to complete, save, and reuse a saved form.

File Original with DWR

State of California

Well Completion Report

Refer to Instruction Pamphlet

No. xxxxxxx

Page 1 of 1

Owner's Well Number

Date Work Began 09/22/2015 Date Work Ended 9/25/2015

Local Permit Agency Tuolumne County Environmental Health Department

Permit Number EH2015-00178 Permit Date 6/10/15

DWR Use Only – Do Not Fill In

State Well Number/Site Number

Latitude N Longitude W

APN/TRS/Other

Geologic Log

Orientation ⊙ Vertical ○ Horizontal ○ Angle Specify

Drilling Method AIR/ROTARY Drilling Fluid WATER

Depth from Surface Feet	to Feet	Description Describe material, grain size, color, etc	
0	20	CLAY	
20	100	DECOMPOSED GRANITE	
100	130	WEATHERED GRANITE	
130	180	GRANITE	
180	181	FRACTURE	1 GPM
181	620	GRANITE	
620	621	FRACTURE	2 GPM
621	670	GRANITE	
670	671	FRACTURE	7 GPM
671	700	GRANITE	

Total Depth of Boring 700 Feet

Total Depth of Completed Well 700 Feet

Well Owner

Name JERRY CATHEY

Mailing Address 1913 ELLEN AVENUE

City SAN JOSE State CA Zip 95125

Well Location

Address 11370 SAWMILL MOUNTAIN ROAD

City GROVELAND County Tuolumne

Latitude Deg. Min. Sec. N Longitude Deg. Min. Sec. W

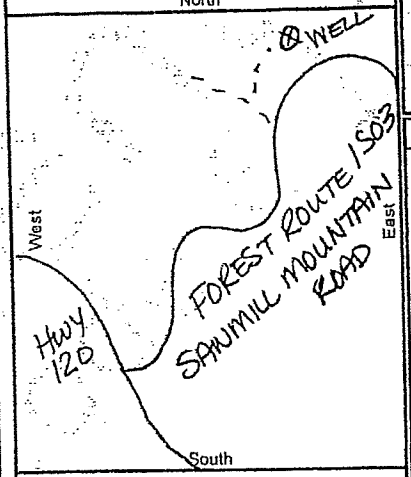
Datum Dec. Lat. Dec. Long.

APN Book 68 Page 340 Parcel 14

Township Range Section

Location Sketch

(Sketch must be drawn by hand after form is printed.)



Illustrate or describe distance of well from roads, buildings, fences, rivers, etc. and attach a map. Use additional paper if necessary. Please be accurate and complete.

Activity

⊙ New Well
○ Modification/Repair
○ Deepen
○ Other
○ Destroy
Describe procedures and materials under "GEOLOGIC LOG"

Planned Uses

⊙ Water Supply
☑ Domestic ☐ Public
☐ Irrigation ☐ Industrial
○ Cathodic Protection
○ Dewatering
○ Heat Exchange
○ Injection
○ Monitoring
○ Remediation
○ Sparging
○ Test Well
○ Vapor Extraction
○ Other

Water Level and Yield of Completed Well

Depth to first water 180 (Feet below surface)

Depth to Static Water Level (Feet) Date Measured 09/25/2015

Estimated Yield * 10 (GPM) Test Type Air Lift

Test Length 6.0 (Hours) Total Drawdown 0 (Feet)

*May not be representative of a well's long term yield.

Casings

Depth from Surface Feet	to Feet	Borehole Diameter (Inches)	Type	Material	Wall Thickness (Inches)	Outside Diameter (Inches)	Screen Type	Slot Size if Any (Inches)
0	140	8 3/4	BLANK	PVC	SDR26	6		

Annular Material

Depth from Surface Feet	to Feet	Fill	Description
0	140	BENTONITE	PUMPED

Attachments

☐ Geologic Log
☐ Well Construction Diagram
☐ Geophysical Log(s)
☐ Soil/Water Chemical Analyses
☐ Other

Attach additional information, if it exists.

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name Canepa and Sons, Inc.
Person, Firm or Corporation

14384 Cuesta Court Sonora CA 95370
Address City State Zip

Signed Ricky Canepa 9/28/15 425749
C-57 Licensed Water Well Contractor Date Signed C-57 License Number

DWR 188 REV. 1/2005

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

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: _____

COMMENTS: I WOULD LIKE TO BE NOTIFIED.
AND WILL SEND MY COMMENTS SEPARATELY.

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: Jerry Cathey, GERALD CATHEY

Agency: ~~Community Resources Agency, Tuolumne County, California~~ Date: 12-21-18

OWNER: 11370 SAWMILL MTN Rd, Groveland

MAIL: 1913 ELLEN AVE, SAN JOSE, CA 95125

Taryn Vanderpan

From: Joe Neto <jneto@law.stanford.edu>
Sent: Friday, December 28, 2018 1:52 PM
To: Quincy Yaley
Subject: Hardin Flat LLC/Hansji Corp Site Development - Letter of Concern
Attachments: Concern over Terra Vi Lodge Dev-Neto.docx

Good afternoon Assistant Director Yaley,

I've attached a letter of concern regarding the proposed development of the Terra Vi Lodge, near Sawmill Mountain Road. As a frequent visitor to the Lopes cabin at 11272 Sawmill Mountain Road, I've included my concerns, that align with a growing number of residents and taxpayers in the area. Please consider our call for an EIR to be conducted, before any further progress in the proposed development is pushed forward. I thank you for your time and consideration in the matter.

Regards,
Joe Neto

--

Joe Neto
IT Systems Analyst
Stanford Law School

650 724.7096
jneto@law.stanford.edu
law.stanford.edu

Taryn Vanderpan

From: April Lujan <april.lujan19@gmail.com>
Sent: Thursday, December 27, 2018 4:43 PM
To: Quincy Yaley
Subject: Hardin Flat LLC/Hansji Corp Site Development Comments
Attachments: Terra Vi Lodge Development .docx

Good evening Assistant Directory Yaley,

Attached is a letter including the comments I have in regards to the proposed development of Terra Vi Lodge.

Thank you in advance for reading and taking into consideration my view points,

April Lujan

Taryn Vanderpan

From: Krystal Patel <krystal.patel@innsight.com>
Sent: Thursday, December 27, 2018 10:05 AM
To: John Gray; Quincy Yaley
Subject: Hardin Flat LLC/Hansji Corporation SDP18-003
Attachments: Letter to County re Hardin Flat LLC-Hansji Corporation SDP18-003.pdf

Quincy/John:

I wanted to have the attached letter reviewed and added to the file for the proposed hotel complex on Sawmill Mountain Road: Hardin Flat LLC/Hansji Corporation SDP18-003. We are concerned about the eventual plans and seek to learn more and have a full environmental report to review.

Please confirm receipt.

Thank you,

Krystal Patel-Gandhi
Krystal.Patel@INNsight.com
Skype: Krystal_PatelGandhi
Mobile: (650) 759-0529
Office: (415) 988-7972 x 104
Fax: (415) 988-7972

INNsight Hospitality Group
Management | Technology | Real Estate | Hospitality

INNsight
Hospitality Group

www.innsighthg.com
info@innsighthg.com
(415) 988-7972

December 27, 2018

Re: Hardin Flat LLC/Hansji Corporation SDP18-003

To Tuolumne County Planning Department:

INNsight Hospitality Group, LLC manages the Yosemite Westgate Lodge and Buck Meadows Lodge facility located at 7633-7649 Highway 120 in Groveland. We have received word of proposed Terra Vi Lodge on Sawmill Mountain Road. We request a full environmental review based on the land use of this massive proposed hotel complex. We feel that our far-flung corner of the county has not received the appropriate funds and resources over many years and we are concerned that any additional hotel developments may not be met by adequate county resources in terms of policing, utilities, and other goodwill efforts. For example, the inlet road off Highway 120 by our property has not been paved for many years, despite being a heavily trafficked corridor. We have had hotel guests who have tripped and fallen in potholes in the county road. We have complained about the derelict and abandoned gas station, which are both a hazard and an eyesore. Our understanding is that the owners of the gas station have not paid property tax in years, so how come this building has not been even red-tagged or scraped? We have people setting up illegal fruit stands at that gas station without a seller's permit and throwing rubbish inside of it creating a fire hazard.

Whatever the case, our corner of the county, due to the tourism and taxes generated as business operators deserve more attention from our representatives. With this said, we want to make sure that this proposed hotel complex will be met with the appropriate environmental assessment required depending on its ultimate land use. For example, this complex will add load on the land, what does that mean to the watershed? To the wildlife in the area? What does that mean to law enforcement? What does this mean to traffic patterns? Our area is unique and we would like to better understand the intended land use and how it will impact the environment.

Until such further points are considered with a written report submitted through the planning department which details the land use considerations and its impacts to our region and the economic impacts, positive and negative, to country resources and its taxpayers, we petition to object to any proposed hotel complexes in the immediate area, until further review.

Please submit this letter of consideration to the exhibit. Do not hesitate to contact our group at 415-988-7972.

Respectfully,

Krystal Patel-Gandhi
INNsight Hospitality Group

2445 Ocean Avenue, San Francisco, CA 94127 United States of America

Taryn Vanderpan

From: Erika Engebretson <eengebretson@sbcglobal.net>
Sent: Monday, December 24, 2018 1:33 PM
To: Quincy Yaley; John Gray; Erika Engebretson
Subject: Hardin Flat LLC/Hansji Corporation SDP18-003- halt this project

To whom it may concern,
I am writing as a stakeholder in land nearby the proposed development project and a lifelong lover of nature and the Yosemite area. This proposal quite frankly sounds contrary to everything that Yosemite and the Stanislaus National Forest represent. I urge you to conduct the necessary environmental impact study and not allow this project to move forward without the appropriate considerations being given. This land is precious and should not be handed over to developers with no interest in preserving the environment, the wildlife and the true spirit of this beautiful area. An Environmental Impact Report should be made before this project is even considered. Please stop this project as the impacts will be quite detrimental in many areas and the ripple effects to the local community and residents could be devastating.
Thank you for your attention to this matter.
Erika Engebretson

Taryn Vanderpan

From: JK <sierranevadaman@yahoo.com>
Sent: Friday, December 28, 2018 3:53 PM
To: Quincy Yaley; John Gray
Subject: Hardin Flat LLC/Hansji Corporation SDP18-003

Dear Mr Yaley and Supervisor Gray,

In regards to the Hardin Flat LLC/Hansji Corporation SDP18-003 proposed project, I would like to respectfully submit my concerns with the proposed development.

My first point is the lack of time to comment of the proposal, and secondly the sparse outreach to the surrounding members of the communities which may be potentially impacted by the project. As residents who may be significantly impacted by the proposed project, we should have ample time to review and provide input on this proposed project. The 18 day period for stakeholder notification provided by the county, when combined with the holiday period in which it has been released, is absolutely not enough time. There should also have been flyers posted in town, and/or letters sent to the people of Groveland, Big Oak Flat, and surrounding residents.

Another concern is why property owners within 2,000 feet of this project being notified when the project has the ability to impact the residents of the nearby towns? You may argue that legally you had done your due diligence, yet in a very rural area with relatively few people located in the 2,000 foot area, a wider scope should have been applied. There is a real potential of impacting many more people directly outside the immediate scope of the project (2,000 feet), and therefore public outreach should have been conducted to incorporate all of those in the area who may be potentially impacted.

Adequate time to notify is necessary, since the people living in the region potentially impacted by the project are widely disbursed, and therefore need to be able to provide questions and concerns without being rushed or hurried. As well, any concerns with the project should be adequately addressed, and fully explained to why any concerns or issues presented by public review and input may not be considered or addressed by the county or project proponents.

A complete list of potential impacts, with reasonable and well thought out avoidance measures and if needed, mitigation measures for significant unavoidable or unmitigated impacts, also need to be presented before this project is considered for development. In short, a full CEQA and/or NEPA study should be completed as required by law before this project is considered for approval. This includes the scope of all the possible negative impacts this project may have on the surrounding communities and the environment, and a full range of mitigation measures for unavoidable impacts.

Please include me in your list of contacts for future public hearings. I also request to receive notification of the availability of the environmental document prepared for this project.

Sincerely, John Kleinfelter

19553 Elder Lane
Groveland, CA 95321
PH: 530-523-3998
Email: sierranevadaman@yahoo.com

Taryn Vanderpan

From: Mary Beth Campbell <mb@boomerangproject.com>
Sent: Thursday, December 27, 2018 2:16 PM
To: Quincy Yaley
Cc: John Gray
Subject: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003
Attachments: HardinFlatHansjiCorp.SDP18-003.pdf; Arch Map.jpg

December 27, 2018

ATTN: Quincy Yaley
Assistant Director, Development
Tuolumne County Community Resources Agency

RE: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003; PDF also attached

CC: Supervisor John Gray, jgray@co.tuolumne.ca.us

Hello Quincy,
Thank you for the opportunity to comment on the Hansji Corporation hotel proposed for Sawmill Mountain. Attached, please find my letter, in PDF format, that details my comments as well as an archeological map alluded to within my comments.

I look forward to working with the County and continuing our communication and collaboration.

Boom Boom!
.....
Mary Beth Campbell
the boomerang project
you get back what you give
800.688.7578
www.boomerangproject.com

December 27, 2018

ATTN: Quincy Yaley
Assistant Director, Development
Tuolumne County Community Resources Agency
RE: Site development Permit SDP18-003

CC: Supervisor John Gray, jgray@co.tuolumne.ca.us

Ms. Yaley,
We have reviewed the materials for this project on the County's web site at:
https://www.tuolumnecounty.ca.gov/1158/Terra-Vi-Lodge-Yosemite.

We have also reviewed the December 10, 2018, memorandum to Interested Stakeholders from the Tuolumne County Community Resources Agency regarding this project.

These documents indicate that the County has completed its preliminary review of the project pursuant to CEQA and determined that CEQA applies to the County's approval of the project, that the project is not exempt from CEQA, and that the County must prepare an initial study as described in Public Resources Code section 21151 to inform its decision whether to adopt a Negative Declaration or prepare an Environmental Impact Report for the project. The memorandum to Interested Stakeholders indicates that the purpose of soliciting comments at this time is to assist the county in determining whether it should prepare the initial study or skip that step and proceed directly to issuing a Notice of Preparation of draft Environmental Impact Report, as described in Section 15063(g) of the State EIR Guidelines.

Please notify us immediately if our understanding of these matters is incorrect in any way.

We write now to urge the County to prepare an Environmental Impact Report for the project to evaluate the many significant and negative effects this project will have on the environment.

As governmental agencies, planning and zoning are compelled to work together to create community cohesion and lay the groundwork for responsible development, good planning and zoning ultimately seek to avoid nuisances, not create them. The land the Hansji Corporation is proposing to develop was historically zoned Timber Production (TPZ) for almost a century. It was eventually sold and subsequently rezoned at the request of the new owner, Robert Manly, to Commercial Recreation (C-K) in 1991 after a contentious battle with local members of the area.

The 1991 the County Board of Supervisor's decision to rezone this land created an inherent land-use conflict by forcing the abutment of two wildly opposed zoning designations: Rural Residential and Commercial Recreation. This decision, made over 25 years ago, opened the door for the proposed Hansji Corporation's development today, now putting the County in the position of having to defend and mitigate incompatible land uses.

The only other hotel development on this corridor is the 143 room Rush Creek Lodge which opened in 2016 and is .5 miles from the Yosemite Park entrance. While it is likely the Hansji Corporation will point to Rush Creek as a precedent for the proposed development, it is not a precedent for the current proposal for many reasons. Rush Creek was built on the site of a small hotel abandoned decades ago, thus the land use was not new and was compatible with its historic use. Further, there are not and never have been residences anywhere near or around Rush Creek. This remains true today. Additionally, it is well known that the approval of Rush Creek Lodge required an EIR and multiple mitigations in regards to site usage, size/scope, view shed, existing habitat, traffic, noise, etc. The proposed Hansji Corporation development should require no less.

A project the size/scope of Hansji Corporation's proposed Terra Vi Lodge-Yosemite on Sawmill Mountain Road, is absolutely unprecedented up and down the Hwy 120 Corridor. For this reason, and others delineated below, I

respectfully request that this hotel not be approved without a thorough study of the environmental impacts. Issuing a Negative Declaration or even a Mitigated Negative Declaration for this project would be environmentally irresponsible and legally insufficient. Only an EIR can truly vet the issues surrounding this project.

It is incumbent upon the County to recognize that the Hansji Corporation's development leap frogs over any other development that has come before it in this area in both geographic location and size/scope. It sets a terrible precedent in regards to creating massive commercial developments on land with no supporting county infrastructure abutting historically residential areas. Without an EIR there will be no checks and balances, no consideration for the type of impacts the residential area and the entire community will experience.

At 240 rooms, with an average of 3 people per room, at just 50% occupancy, a hotel of this size will bring, at the minimum, 130,000 people per year to a very remote area that is not equipped to absorb and support the impact in terms of natural resources, infrastructure, county services, etc. In fact, the nightly occupancy of the hotel has the potential to reach nearly the same size of the entire population of the city of Groveland. Further, Hansji Corporation's proposed development will cause irreversible negative impacts to the adjacent zoned Rural Residential area, a neighborhood that's existed for generations.

The impacts of this project are unprecedentedly significant and should not be ignored. This is why an EIR is necessary. Specifically, the following areas of impact must be studied:

Increased Risk of Fire

Adjacent properties and the community as a whole will see an increase in risk of fire ignition due to the large number of people who will be visiting this high fire area, specifically tourists with little to no knowledge of the sensitive nature of being in this type of habitat.

While the hotel structure can be made with fire-proof materials and defensible space created around it, the massive influx of people who are unfamiliar with fire danger pose a very real and serious threat in regards to their behavior and lack of knowledge around fire safety. Lit cigarette butts, unsanctioned campfires, illegal fireworks are just a few dangers this area faces every day, particularly in the summer, WITHOUT a hotel. Summer will be the hotel's busiest time and an increase in people means an increase in fire danger. There needs to be consideration for this and studies done about how such a large number of people in the area increases the likelihood of fire.

To further this point, CalFire is currently in the process of proposing a state policy recommendation that limits and/or disallows development in high fire danger areas so as to reduce the risk of fire as well as avoid creating dense populations of people who may lose their lives in a wildfire. The Camp Fire in Paradise, CA is a recent example. Here is a link to some information about this policy recommendation:
https://sanfrancisco.cbslocal.com/2018/12/11/cal-fire-chief-recommends-banning-home-construction-in-vulnerable-areas/

The County needs to study the impacts of and take into consideration allowing development in high fire danger areas and do a risk assessment for potential loss of life and property. As we continue to have hotter and hotter weather, and less and less rain, planning and governing agencies need to be mindful and more responsible in choosing development projects; approving a massive project such as this in an area of such high fire risk is irresponsible decision making.

Water Supply

The homes that surround this development get their water from private wells. Because this development does not have access to County infrastructure such as water, the Hansji Corporation's proposed hotel will also need to use wells to sustain their facility. The new meteorological normal, now years of intermittent drought, suggests that a large development like this puts nearby land owners in Tuolumne County at risk of losing their water. Water is an increasingly fragile resource, and this development will surely impact the neighboring homes' water supply. Any suggestion to the contrary, is short-sighted. There are no assurances that neighboring residences' wells won't go dry, nor can the developer provide any. A complete study of the water source and how this development will impact existing properties' water supply needs to be done. Without an EIR, it is not possible to even begin examining this. Even with an EIR, it will

be difficult. Nonetheless, the risk is there and it must be addressed, because without water, existing residents cannot remain.

Sewage

Hansji Corporation's proposed hotel site has no county utilities: no water and no sewer. This means a special commercial sewage system needs to be created without county support. Those systems eventually fail. Hansji's proposal shows no backup plan. Furthermore, according to the proposal, Hansji Corporation intends to install a similar sewage system as Rush Creek Lodge. It is well known that the sewage system at Rush Creek is struggling with capacity and operational issues that are causing repugnant and hazardous spills of black/grey water. This gives homeowners in the surrounding area grave cause for concern: How will our water supply and our overall environment be protected from these inevitable issues?

The current Hansji Corporation proposal shows leach fields that are directly adjacent to private property on a downhill slope that feeds a meadow and a spring below. That meadow contains wells for neighboring cabins fed by groundwater. At 1,905 linear feet, the size of the leach fields for this type of development is not insignificant. Studies must be done on what impact these fields will have in regards to potential contamination of current residents' water supply, as well as the unpleasant impacts of off-gassing and general foul odors. The risk of water supply contamination in existing wells is an impact that needs to be studied and addressed.

Further, in examining the Hansji Corporation site plan, the water flow directional arrow where the leach fields are proposed is not facing the correct direction. The arrow erroneously indicates that water flow in the area runs downhill toward Sawmill Mountain Road. This is simply false. One visit to the land to observe its topography would clearly reveal that the water flow this directional arrow indicates is gravitationally impossible. The arrow where the leach fields are proposed should be indicating westerly downward flow toward the meadow as, in reality, this is actually what happens.

In the current site plan, this misdirected arrow indicates that water is flowing uphill toward Sawmill Mountain Road, therefore, making it appear that the proposed leach lines will have no impact on existing water supply. The fact is, water flow in this area is downhill and directly feeds local residences' water supply. At best, the arrow in this site map is a negligent misrepresentation of reality, at worst fraudulent.

Socio-Economic Impact

The socio-economic impact of this project cannot be understated. Sawmill Mountain is a very remote, rural area that is accustomed to a mild amount of Highway 120 drive-thru traffic on the way to Yosemite, as well as summer visits of campers at nearby Yosemite Lakes Resort. And that is all. The increased traffic, noise and congestion of an additional 100,000+ people a year converging on this small mountain road is not to be underestimated. There must be thorough studies that will specifically examine how this number of people will impact the surrounding community and what those impacts will do to the small, quiet and peaceful community that currently resides in the area.

Furthermore, the occupancy rate of the hotels in the area does not suggest a lack of available accommodations for tourists; if anything, it suggests that there is plenty of available lodging, even in the summer months. An additional 240 rooms in the area will, no doubt, have a dire fiscal impact on the small local hotels and mom and pop B&B's in the area as it will siphon off customers who want accommodations closer to Yosemite. The hotels in Groveland and the small B&Bs along the 120 corridor will, no doubt, feel a significant impact of a large hotel with expansive amenities being built in the area. These small lodges simply cannot compete with the type of development that Hansji Corporation is proposing. These economic changes are likely to force many existing business to close, leading to vacant commercial buildings and physical blight.

Archeological Value of the Land

There are several sites of archeological significance in the area surrounding the Manly property. I have attached a map of a survey done in 1990 that shows these nearby sites. I believe a similar study has been done on Manly's land, but because I am not the land owner, I do not have access to it. The land surrounding the Manly property has officially

marked Indian grinding stones, etc. which would seem to suggest that the land in question might also have similar artifacts. There needs to be a complete study of the potential archeological importance of this land through a Cultural Resource Survey; the proper government entities must be contacted and involved in a cultural assessment of this land.

Additionally, the Me-Wuk Band of Indians have considered this land sacred for generations. They collect medicinal plants and herbs from this specific area. Hansji Corporation's current proposal has a section entitled "Historic Heritage," and it suggests they are working in collaboration with the Me-Wuk:

> "The Southern Sierra Me-Wuk, originally lived in present Yosemite National Park and central western Sierra Nevada foothills in California. Through a collaborative effort with the Tuolumne Me-Wuk Tribal Council, their cultural heritage of the area will be celebrated in several meaningful ways as they may be permit. This could be done through visual displays both indoors and outside, as well as special educational programs available to the visitor."

In fact, the Me-Wuk have not been consulted in this regards to this project. An elder of the tribe specifically asked to be part of the process but, as of this writing, has not been contacted. At the very least, the Me-Wuk should be consulted, but more so, an impact study should be done in regards to how this will affect a local Native American Tribe's ability to use the land.

Wildlife Habitat

This area is a significant source of food and habitat for the wildlife that live here, and it is specifically used as a corridor by Mule Deer and other animals to get to the meadow to feed and to drink from the spring below. The Hansji Corporation's proposed development will completely cut off the access of this important corridor for animals and force them to find a new, and most likely, more dangerous path.

In addition to being a significant and important wildlife corridor, the land in question is also known as a habitat for arboreal salamanders, spotted owl, mountain lion, bobcat (lynx), bats and Pacific chorus frog. Many of these are on federal threatened/endangered lists. In fact, when this land was rezoned in 1991, the presence of the spotted owl was noted, yet, this was not considered, and the land was rezoned anyway. More recently the area has been known to be habitat for the CA newt, which is on the watch list of endangered species. A thorough study needs to be done to determine what endangered wildlife call this land home and how this development will impact their ability to continue to survive and thrive.

Cumulative Effects of Other Developments

The Hansji Corporation's proposed development is just one of several proposed future developments in this area, and to approve this project in a vacuum, without looking at the long term cumulative impacts, amounts to irresponsible long-term planning. Berkeley Camp, that was lost in the 2013 Rim Fire, is being rebuilt; Yosemite Lakes in Hardin Flat is proposing an expansion, and, on the other side of Hwy 120 across from the Hansji development (also on Manly land) a "Glamping" development is being proposed. All of these proposals need to be weighed together to accurately assess the increased risks of fire, traffic, congestion, noise, and impact on infrastructure and public safety among other things. These projects will not only dramatically change the face of this area, but will also have lasting impacts that would be detrimental to the existing community. This project must be studied as part of the whole in relationship to the other growth and development happening in the area.

Public Safety Infrastructure

In the proposal, Hansji Corporation offers a vague acknowledgment that the County is not equipped to take on the new and significant burden of such a large development, yet offers no solutions to addressing it:

> "...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."

Clearly, this project will create an undue and new burden on County Services that the County is not prepared for, and that, it would appear, the County has no plans to address at this time. Fire, ambulance, and sheriff services are miles away from this development. A study needs to be done to address how the County will not only support the proposed development with services but what the impact will be with the increased demand.

Traffic and Congestion

This hotel development is going to create substantial traffic and congestion for the surrounding community, particularly the residents of Sawmill Mountain Road. Sawmill Mountain Road, AKA Forest Route 1S03, is a government forest road with an easement that acts as an access road for the residents and, additionally, it provides forest access for seasonal campers and hunters. We question the wisdom and the legality of using this government road for commercial access. Additionally, the plan does not classify Sawmill Mountain Road as a cul-de-sac; this position needs to be reexamined. Once on Sawmill Mountain, the only way one can leave the area is to turn around and go back the way they came. Sawmill Mountain may not be a typical cul-de-sac, but given the dead-end nature of the road, an argument can be made that it is one; thus, the traffic impacts must be studied accordingly.

The site map submitted by Hansji Corporation shows an access on the east end of the property directly off Hwy 120 and yet that is not being considered as the main entrance. Every other hotel establishment in the Hwy 120 corridor has its access directly off the highway: Why is the Hansji Corporation's proposed development not following this precedent? Having the hotel entrances/exits directly off Sawmill Mountain Road creates an undue and unfair hardship for the existing residents. Hansji Corporation's proposed development means a massive number of cars and people will descend upon what is now a very remote road leading to a zoned Rural Residential neighborhood used primarily by the residents.

Putting the access on Sawmill Mountain Road simply cannot be mitigated; it will create a substantial amount of traffic where none currently exists. Additionally, the traffic poses potential hazards for residents from the number of hotel guests who will undoubtedly drive up Sawmill Mountain to "explore" the area and go sightseeing, doing so potentially in a reckless manner as it is a narrow Forest Service road. Furthermore, as many of the Sawmill Mountain residents are part time, they are left vulnerable to the risk of trespassing and theft by the mass of nearby visitors.

Lastly, the Hansji Corporation proposal does not actually detail any real or meaningful traffic plan; rather, as shown below, it indicates a plan to have a plan. Without a real traffic plan, there is no way to fully understand the complete scope of the impacts on the residents and the surrounding area:

> "KdAnderson & Associates (KDA) has provided technical guidance to the project team regarding the design of the project's access to State Route based on the criteria contain in the Caltrans Highway Design Manual. This work has included identification of design standards for left turn channelization and evaluation of alternatives for highway widening to minimize off-site disruption. KDA has also advised regarding truck access and internal circulation design issues based on AASHTO truck and bus turning design standards."

There are no dedicated drawings, no supporting evidence or thoughtful amelioration or design. This paragraph above is the sole plan for traffic in the proposal. In its lack of detail, this portion of the plan seems incomplete and irresponsible.

Encroachment vs. Access Road

This plan indicates an "encroachment" on Manly's land that, in fact, is an access road that has been used by homeowners for decades to access their property below. In a conversation with the developer back in April, it was indicated that Manly had the right to shut that "encroachment" down, thus denying homeowners access to their property. This access to their properties needs to be protected and recorded.

Helipad

Proposing a helipad for emergency use and for "the surrounding community" is absurd. This pad sits at the base of residents' driveway, and while it is a visual affront to all property owners, it is designed to be out of eyesight for the hotel guests, and with convenient and easy emergency response access. It would seem that every consideration for the placement of this helipad to benefit the Hansji Corporation's project was taken into account, but the plans show no consideration for the impact on the property owners who would live with it daily:

> "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."

While it is noted that the helipad is for use in emergency response, this proposal does not guarantee that the helipad will not be used for other purposes. Ultimately, there is no mitigating the presence of a helipad for the area.

Overall Impact

As tax-paying residents of the County, we have the right to the peaceful and safe enjoyment of our property, and to not be put at risk with the potential of an extinguished water supply, contaminated groundwater, increased fire danger, a congestion of cars and masses of people overrunning our small, rural area. The Hansji Corporation's proposed development egregiously ignores the severe impacts on existing residents.

The Hansji Corporation proposal has taken into account every consideration to benefit the development and maximize revenue, but shows no consideration for those who will be most impacted by it: the residents of Sawmill Mountain. This is made painfully evident by the developer's description of the project:

> "Set back from the 120 highway, the architectural massing builds from the initial 1-story General Store to the 2-story Event Center and ultimately to the 3-story Lodging accommodations."

As evidenced, this plan shows more concern for the view from Highway 120, rather than how the surrounding neighbors' view is impacted. This one sentence is the most telling and is indicative of the developer's lack of consideration for the existing residents and the surrounding community overall.

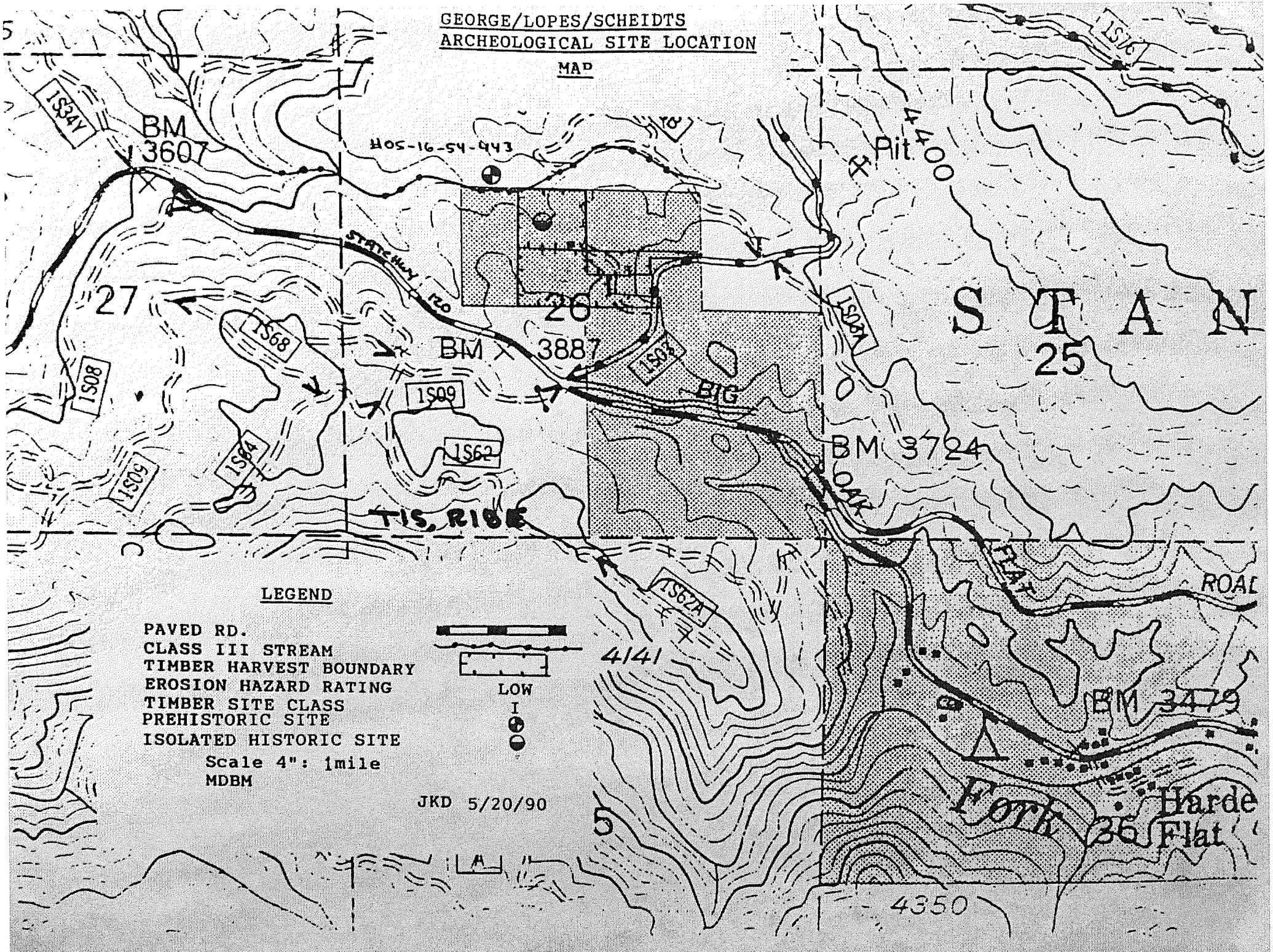
How do you mitigate the 24-hour presence of hotel lighting in an area where there is not even a street light? How do you mitigate the massive influx of car and foot traffic of 100,000 or more people per year descending on a small community of roughly 30 souls? How do you mitigate the permanent loss of a view shed that is solely comprised of emerging forest and distant mountains? How do you mitigate a helipad that's only a few feet away from a County zoned Rural Residential Neighborhood?

The answer is you simply cannot. In addition to preparing an EIR, the County needs to seriously consider that this project is not compatible for the area and that, in fact, the zoning itself has created this problem.

Thank you for reading our comments. We appreciate your time.

Regards,

Mary Beth Campbell
Carolyn Hill
30350 Sawmill Mountain Road
Groveland, CA 95321


GEORGE/LOPES/SCHEIDTS
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LEGEND
PAVED RD.
CLASS III STREAM
TIMBER HARVEST BOUNDARY
EROSION HAZARD RATING
TIMBER SITE CLASS
PREHISTORIC SITE
ISOLATED HISTORIC SITE
LOW
I
Scale 4": 1mile
MDBM
JKD 5/20/90

Taryn Vanderpan

From: Dan Courtney <dan@excaliburre.com>
Sent: Saturday, December 29, 2018 12:01 AM
To: Quincy Yaley
Subject: Ingress and Egress - Hnsji
Attachments: UFS Letter 10-3-01 Confirming SawmillAccess.jpg; Manly Easements SMR to USFS 20180504154032710.pdf; Caltrans to Manly Right of access 12-3-00 20180518170602366.pdf

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One more item, the US Forest Service, who has the easement over Manly's property which is Sawmill Mountain Road, and who oversees all the adjacent Stanislaus National Forest, has been on work furlough since last week and was apparently not able to submit comments by this deadline.
The section of Sawmill Mountain Road which Hansji proposes as it's ingress and egress was deeded to the Forest Service as an easement (attached) and the Manly's retained the right of passage for any use so long as that use does not "interfere with the use or said roads by the Grantee or it's authorized users or cause substantial injury thereto".
I've also attached the right of access from Caltrans to Manly from Sawmill Mountain Road onto Hwy 120.
I would think 10,000 ADT's would definitely interfere with the use of the road including by the authorized users which includes us landowners (attached letter) and well as the general public going into the forest.
It's very dangerous to make the left turn onto Hwy 120 given the line of sight and the speed of traffic on the Highway (65 mph speed limit I believe).
Since the Forest Service couldn't make this comment during the government shutdown we are submitting on their behalf.

Sincerely,
Dan Courtney

Dan F Courtney
La Jolla, CA
(858) 551-5455 p / f
(858) 337-7019 c

United States Department of Agriculture | Forest Service | Stanislaus National Forest | 19777 Greenley Road Sonora, CA 95370 (209)532-3671

File Code: 2730

Date: OCT 0 3 2001

County Development Department
Attn: Sean Conrad
48 W. Yaney
Sonora, CA 95370

Dear Mr. Conrad:

Thank you for your September 10, 2001 letter regarding access on Forest Service Road 1S03 (Sawmill Mountain Road).

In 1965 and 1966 the Forest Service negotiated 66' easements from three property owners for Road 1S03, just north of Highway 120. These easements were granted for the reconstruction, maintenance, and full, free and quiet use and enjoyment of a road. This road was added to the Forest Development Transportation System after the easements were acquired. Many roads on this system are usually available for use by the general public. These roads are constructed and maintained for National Forest purposes and are subject to Forest Service management.

As road managers, the Forest Service has control over this road. The public at large has the right to use this road because of the types of easements the Forest Service acquired. If a landowner or other user has a need to have a higher standard road than what the Forest Service determines is necessary, they would need to apply to the agency for a Special Use Permit in order to make road improvements. A permit may also be required for commercial use of the road.

I hope this answers the questions you posed regarding the use of Road 1S03 by American Tower Corporation for a proposed tower site on private land. If you have any additional questions, feel free to call Jayne Montoya, Realty Specialist, at (209) 532-3671, Ext. 322.

Sincerely,

SUE WARREN
Public Service Program Area Leader

cc: District Ranger, Groveland

VOL 216 PAGE 102

RECORDED AT REQUEST OF
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216 Official Records p. 102
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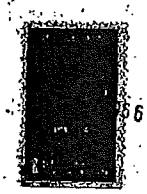
No. 4557



EASEMENT FOR ROAD

I, MAZIE WOOLSTENHULME, a married woman as her sole and separate property of Snelling, County of Merced, State of California in consideration of Six Hundred Dollars ($600.00) and other good and valuable consideration, the receipt whereof is hereby duly acknowledged, grant unto the United States of America and its assigns, an easement for an existing road over the parcel of land in the County of Tuolumne, State of California, and described as follows:

The Southeast ¼ of Section 26, T. 1 S., R. 18 E., M.D.B.&M. excepting therefrom portions of said property described in the following deeds:

Deed from Mazie Woolstenhulme to State of California, dated January 11, 1960 and recorded March 10, 1960 in Volume 111 of Official Records, Page 521, Tuolumne County Records.

Deed from Mazie Woolstenhulme to State of California, dated March 16, 1962 and recorded June 18, 1962 in Volume 144 of Official Records, at Page 66, Tuolumne County Records.

Deed from Mazie Woolstenhulme to State of California, dated March 16, 1962 and recorded June 18, 1962 in Volume 144 of Official Records, at page 70, Tuolumne County Records.

The said easement hereby granted is for the reconstruction, maintenance and full, free and quiet use and enjoyment of a road traversing the above described premises according to the following center line description;

BEGINNING at a point on the North line of the State of California right-of-way which lies N 54° 34' 52" W a distance of 3,432.34 feet from the Southeast corner of Section 26, T. 1 S., R. 18 E., M.D.M.; Thence:

Bearing	Central Angle	Curve L-R	Radius in Feet	Distance in Feet
N 3° 04' E				77.33
	62° 49'	R	150	164.45
N 65° 53' E				443.81
	74° 42'	L	300	391.13
N 8° 49' W.				23.00

to the point of ending on the North property line at a point N 38° 06' W a distance of 3,460.08 feet from the Southeast corner of Section 26, T. 1 S., R. 18 E., M.D.M.

The width of said easement shall be 66 feet, 33 feet on each side of the center line, or more if necessary to accommodate cuts and fills. The boundary lines of said easement shall be prolonged or shortened so as to begin and end on and conform to the Grantor's property line.

Grantor also grants to the United States and its assigns the right of access to the freeway as reserved in the deed from the grantor to the State of California, dated March 16, 1962 and recorded June 18, 1962 in Volume 144 at page 70 of the Official Records, Tuolumne County, California.

The acquiring agency is the Forest Service, U. S. Department of Agriculture.

Grantor reserves to herself, her successors and assigns the right to cross and recross the land covered by said easement and any road thereon at any point for any and all purposes in such manner as not unreasonably to interfere with the use of said roads by the Grantee, or its authorized users, or cause substantial injury thereto.

This grant shall be effective so long as said easement shall be actually used for the purpose above specified; PROVIDED, HOWEVER, that if at any time this easement, or segments thereof, shall be abandoned or shall cease to be used for a continuous period of five (5) years by Grantee, the rights and privileges hereby granted shall cease and determine and the land traversed thereby shall be freed from said easement, or segments thereof, as fully and completely as if this deed had not been made.

IN WITNESS WHEREOF, I, MAZIE WOOLSTENHULME have hereunto set my hand and seal this 30th day of June ; 1966.

Signed, sealed and delivered
in the presence of:

Raymond E. Johnson (Witness)

Mazie Woolstenhulme
Mazie Woolstenhulme

ACKNOWLEDGMENT OF WITNESS

State of California }
County of Tuolumne } SS

On this 1st day of July , 19 66, before me, Harvey C. Hines , a notary public in and for said State, with principal office in Tuolumne County, personally appeared Raymond E. Johnson , known to me to be the same person whose name is subscribed to the within instrument as a Witness thereto, who, being by me duly sworn, deposed and said that he resides in the County of Tuolumne , State of California , that he was present and saw Mazie Woolstenhulme

personally known to him to be the same person(s) described in and who executed the said instrument, sign and execute the same; that he, the affiant, thereupon subscribed his name as a Witness thereto.

WITNESS my hand and official seal the day and year first above written.

Harvey C. Hines (Signed)

My Commission Expires:

HARVEY C. HINES
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
TUOLUMNE COUNTY
MY COMMISSION EXPIRES DECEMBER 8, 1969

R5-5400-4
REV. 3/66

* - Notary Public: Please print or type name beneath signature. Harvey C. Hines

4557

RECORDING REQUESTED BY:

STATE OF CALIFORNIA

When Recorded Mail to:
Department of Transportation
District 10
P.O. Box 2048
Stockton, California 95201

DOCUMENT # BOOK PAGE
016108 1706 0469
TUOLUMNE COUNTY OFFICIAL RECORDS

RECORDED AT THE REQUEST OF
STATE CALIFORNIA, D/T

OCT 26, 2000 12:59:49 PM
DAVID W WYNNE, RECORDER
OF PAGES: 4
FEE REC'D : $0.00

Space above this line for Recorder's Use

EASEMENT DEED

District	County	Route	Post	Number
10	TUO	120	50.1	13902-1 13902-2

TIMOTHY R. MANLY AND CAROL L. MANLY, HUSBAND AND WIFE

AS JOINT TENANTS********************************** GRANT to the State of California EASEMENTS upon, over and across that certain real property in the unincorporated area, County of Tuolumne, State of California, described as follows:

SEE

ATTACHED

DESCRIPTION

Parcel 13902-1

An easement for roadway purposes, being a portion of the southeast one-quarter of Section 26, T.1 S., R.18 E., M.D.M., lying northerly of the north line of State Highway 10-Tuo-120 and westerly and southwesterly of the following described Line A, and easterly of the following described Line B:

Line A: Commencing at a 2 1/4-inch diameter iron pipe with a standard U.S. Forest Service 3-inch brass disk, set to mark the center 1/4 corner of said Section 26, according to that certain map filed for record in Book 25 of Records of Surveys, page 81, Tuolumne County Records; thence south along the west line of the southeast one-quarter according to said map, S.0°25'43"E., 506.79 feet; thence S. 80°28'44"E., 167.99 feet to the True Point of Beginning; thence S.42°26'23"E., 79.52 feet; thence S.3°36'10"E., 96.12 feet; thence S.0°03'16"W., 170.42 feet to the northerly right of way of the above said State Route 120;

Line B: Commencing at the True Point of Beginning of the above described Line A; thence S.0°03'16"W., 316.71' to the northerly right of way of said State Route.

Containing 0.39 acres, more or less.

Parcel 13902-2

An easement for material storage purposes, being a portion of the southeast one-quarter of Section 26, T.1 S., R.18 E., M.D.M., more particularly described as follows:

Commencing at a 2 1/4-inch diameter iron pipe with a standard U.S. Forest Service 3-inch brass disk, set to mark the center 1/4 corner of said Section 26, according to that certain map filed for record in Book 25 of Records of Surveys, page 81, Tuolumne County Records; thence south along the west line of the southeast one-quarter according to said map, S.0°25'43"E., 506.79 feet to the True Point of Beginning; thence S. 80°28'44"E., 167.99 feet to the

Description continues

northwesterly corner of the above Parcel 13902-1; thence S.0°03'16"W., 84.34 feet; thence S.76°13'43"W., 169.32 feet to said west line; thence along said west line N.0°25'43"W., 152.43 feet to the True Point of Beginning.

Containing 0.45 acres, more or less.

Subject to all easements of record.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature Curtis B. Burfield
Licensed Land Surveyor

Date 7-6-00

PROFESSIONAL LAND SURVEYOR
CURTIS B. BURFIELD
No. 6753
Exp. 9-30-00
STATE OF CALIFORNIA

1706/0472 END

Number
13902-1, -2

Dated this 17 day of July 2000

Timothy R. Manly
TIMOTHY R. MANLY

Carol L. Manly
CAROL L. MANLY

STATE OF CALIFORNIA
County of Tuolumne } SS

PERSONAL ACKNOWLEDGMENT

On this the 17th day of July, 2000 19___, before me Steven Gene Christensen, Notary Public
Name, Title of Officer-E.G., "Jane Doe, Notary Public"

personally appeared Timothy R. Manly and Carol L. Manly
Name(s) of Signer(s)

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) are ~~is~~/are subscribed to the within instrument and acknowledged to me that their ~~he/she~~/they executed the same in their ~~his/her~~/their authorized capacity(ies), and that by their ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(Notary Public's signature in and for said County and State)

STEVEN GENE CHRISTENSEN
Comm. # 1226959
NOTARY PUBLIC - CALIFORNIA
San Joaquin County
My Comm. Expires June 29, 2003

(for notary seal or stamp)

THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.
IN WITNESS WHEREOF, I have hereunto set my hand

this 17 **day of** October, ~~19~~ 2000

JEFF MORALES
Director of Transportation

By Vicci Messer
Attorney in Fact & Field Office Chief
VICCI MESSER
RIGHT OF WAY

Form RW 6-1(A) (Revised 12/96)

RECORDING REQUESTED BY:
STATE OF CALIFORNIA

When Recorded Mail to:
Department of Transportation
District 10
P.O. Box 2048
Stockton, California 95201

Doc # 2003021597
Page 1 of 6
Date: 08/25/2003 12:52P
Filed by: STATE CA, DEPT TRANSPORTATION
Filed & Recorded in Official Records
of COUNTY OF TUOLUMNE
DAVID W WYNNE
COUNTY RECORDER
Fee: $0.00

Space above this line for Recorder's Use

GRANT DEED
(INDIVIDUAL)

District	County	Route	Post	Number
10	TUO	120	50.3	5351, 6223A, 6223B, 6223C

TIMOTHY R. MANLY AND CAROL L. MANLY

GRANT to the STATE OF CALIFORNIA, all that real property in the unincorporated area,

County of Tuolumne, State of California, described as:

SEE

ATTACHED

DESCRIPTION

Parcel 5351

All that portion of the Southeast Quarter of Section 26, Township 1 South, Range 18 East, Mount Diablo Meridian, Tuolumne County, State of California, lying South and West of the following described Line A, and North and East of the following described Line B:

LINE A: Commencing at a 2-inch iron pipe with United States Forest Service brass disk set to mark the East quarter corner of said Section 26; thence (1) along the East line of said Southeast quarter S 7°18'29" E, a Distance of 2720.69 feet to a 2-inch iron pipe with U.S.F.S. brass disk set to mark the Southeast corner of said section; thence (2) leaving said section line, N 5°10'56" E, a Distance of 1007.43 feet to The True Point of Beginning of Line A;
Thence (3) N 66°25'36" W, a Distance of 285.54 feet;
thence (4) N 49°55'35" W, a Distance of 798.58 feet;
thence (5) N 80°40'49" W, a Distance of 481.25 feet;
thence (6) N 83°21'12" W, a Distance of 1429.82 feet;
thence (7) N 82°04'56" W, a Distance of 294.65 feet to a point on the West line of said Southeast quarter lying 1770.43 feet north of the South quarter corner of said Section 26.

LINE B: Commencing at a 2-inch iron pipe with United States Forest Service brass disk set to mark the East quarter corner of said Section 26; thence (1) along the East line of said Southeast quarter S 7°18'29" E, a Distance of 2720.69 feet to a 2-inch iron pipe with U.S.F.S. brass disk set to mark the Southeast corner of said section; thence (8) leaving said section line, N 0°00'20" E, a Distance of 180.23 feet The True Point of Beginning of Line B;
thence (9) N 31°13'44" W, a Distance of 883.36 feet;
thence (10) N 43°19'42" W, a Distance of 608.81 feet;
thence (11) N 78°01'19" W, a Distance of 431.47 feet;
thence (12) N 81°57'04" W, a Distance of 1428.40 feet;
thence (13) N 82°04'56" W, a Distance of 257.49 feet to a point on the West line of said Southeast quarter lying 1558.28 feet north of the South quarter corner of said Section 26.

Containing 19.63 Acres, more or less.

Description continues

Description continued from previous page

Parcel 6223A

All that portion of the Southeast Quarter of Section 26, Township 1 South, Range 18 East, Mount Diablo Meridian, lying within the following described parcel:

Beginning at The True Point of Beginning of the above described Line B of Parcel 5351;
thence (15) along said Line B, N 31°13'44" W, a Distance of 496.78 feet;
thence, (16) leaving said Line B, S 12°27'14" E, a Distance of 330.26 feet;
thence (17) S 61°13'50" E, a Distance of 212.58 feet to The True Point of Beginning.

Containing 0.60 Acres, more or less.

Parcel 6223B

A portion of the Southeast Quarter of Section 26, Township 1 South, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at a point on the above described Line B of Parcel 5351, distant 155.00 feet from the easterly terminus of the above described course (12) of Line B;
thence (18) along said Line B, S 81°57'04" E, a Distance of 155.00 feet;
thence (19) S 78°01'19" E, a Distance of 196.03 feet;
thence (20) leaving said Line B, S 13°13'13" W, a Distance of 50.30 feet;
thence (21) S 89°19'02" W, a Distance of 195.71 feet;
thence, (22) from a tangent which bears S 86°01'10" W, along a curve concave to the northeast, having a radius 130.00 feet, though a central angle of 86°54'37"; an arc length 197.19 feet; to the Point of Beginning.

Containing 0.59 Acres, more or less.

This Conveyance, as to Parcels 5351, 6223A and 6223B, is made for the purposes of a freeway, and the grantor hereby releases and relinquishes all abutters rights of access, appurtenant to grantor's remaining property, in and to said freeway.

Description continues

Description continued from previous page

RESERVING, however, to the grantor, grantor's successors and assigns, the right of access over and across:

The West 20.00 feet of the East 360.49 feet of above described course (6); the Southerly 20.00 feet of the Northerly 35.15 feet of the above described course (20).

ALSO RESERVING that right of access described in deed recorded December 7, 2000 as Document # 018386, in Volume 1715, page 0509 of Tuolumne County Official Records.

Parcel 6223C

An EASEMENT for Channel Change Purposes, upon, over and across that certain real property in the Southeast Quarter of Section 26, Township 1 South, Range 18 East, Mount Diablo Meridian, situate in County of Tuolumne , State of California, described as follows:

Beginning at the westerly terminus of the above described course (21) of Parcel 6223B,
thence (23) along said course (21) N 89°19'02" E, a Distance of 85.15 feet;
thence (24) S 9°44'47" E, a Distance of 45.590 feet;
thence (25) S 80°15'13" W, a Distance of 84.09 feet;
thence (26) along a tangent curve to the right, having a radius of 160.00 feet, through a central angle of 83°40'19", an arc distance of 233.66 feet;
thence (27) N 75°02'09" E, a Distance of 49.10 feet to a point on the curve described as the above course (22) of Parcel 6223B;
thence (28) along said curve, from a tangent which bears S 28°22'14" E, along a curve to the left, having a radius of 130.00 feet, through a central angle of 65°36'36", an arc distance of 148.86 feet to The Point Of Beginning.

Containing 0.36 Acres, more or less.

Excepting therefrom all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than those

Description continues

Description continued from previous page

hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstock or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of the land hereinabove described or otherwise in such manner as to endanger the safety of any highway that may be constructed on said lands.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature Curtis B. Burfield
Licensed Land Surveyor

Date July 7, 2003

PROFESSIONAL LAND SURVEYOR
CURTIS B. BURFIELD
No. 6753
Exp. 9-30-04
STATE OF CALIFORNIA

Number
5351

The grantor further understands that the present intention of the grantee is to construct and maintain a public highway on the lands hereby conveyed in fee and the grantor, for the grantor and the grantor's successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

(As used above, the term "grantor" shall include the plural as well as the singular number.)

Dated this 8 day of July, 2003

Carol L. Manly

CAROL L. MANLY

Timothy R. Manly

TIMOTHY R. MANLY

STATE OF CALIFORNIA
County of Tuolumne } SS

PERSONAL ACKNOWLEDGMENT

On this the 8 day of July 2003, before me, Linda Kibler, Notary Public
Name, Title of Officer-E.G., "Jane Doe, Notary Public"

personally appeared Timothy R. Manly and Carol L. Manly
Name(s) of Signer(s)

☐ personally known to me
☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Linda Kibler
(Notary Public's signature in and for said County and State)

LINDA KIBLER
Commission # 1264255
Notary Public - California
San Joaquin County
My Comm. Expires May 19, 2004
(for notary seal or stamp)

THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of July, 2003

JEFF MORALES
Director of Transportation

By Sharon A Parsons
Attorney in Fact
SHARON A. PARSONS
STOCKTON RIGHT OF WAY

VOL 111 PAGE 521
FORM RW-8

693

5351 jke

DISTRICT	COUNTY	ROUTE	SECTION
X	Tuo	40	E

MAZIE WOOLSTENHULME

GRANT DEED
(INDIVIDUAL)

MAZIE WOOLSTENHULME, a married woman

as her sole and separate property

GRANT to the STATE OF CALIFORNIA, all that real property in the County of Tuolumne, State of California, described as:

A portion of the SE 1/4 of Section 26, T. 1 S., R. 18 E., M.D. B. & M., described as follows:

Beginning at a point that lies North, 180.71 feet from the southeast corner of said Section 26 and lies on the East line of said Section 26; (1) thence, N. 31° 16' 57" W., 863.36 feet; (2) thence, N. 43° 22' 55" W., 608.81 feet; (3) thence, N. 78° 04' 32" W., 431.47 feet; (4) thence, N. 82° 00' 17" W., 1426.40 feet; (5) thence, N. 82° 08' 09" W., 94.07 feet to a point in the west line of said SE 1/4; (6) thence, along last said line North 211.90 feet; (7) thence, S. 82° 08' 09" E., 130.02 feet; (8) thence, S. 83° 24' 25" E., 1429.82 feet; (9) thence, S. 80° 44' 02" E., 481.25 feet; (10) thence, S. 49° 58' 48" E., 798.58 feet; (11) thence, S. 66° 28' 49" E., 187.17 feet to a point in the East line of said Section 26; (12) thence, along last said line, South 862.42 feet to the point of beginning.

Containing 16.76 acres, more or less, in addition to that portion in the included public way.

This conveyance is made for the purposes of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights of access, appurtenant to grantor's remaining property, in and to said freeway. Excepting and Reserving, however, to the grantor, his successors or assigns, the right of access to the freeway over and across:

The westerly 10.00 feet of course numbered (3); the easterly 10.00 feet of course numbered (4); and the 20.00 feet of course numbered (8), the center of which lies 350.49 feet from the East end of course numbered (8).

The grantor further understands that the present intention of the grantee is to construct and maintain a public highway on the lands hereby conveyed in fee and the grantor, for himself, his successors and assigns, hereby waives any claims for any

and all damages to grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

(As used above, the term "grantor" shall include the plural as well as the singular number and the words "himself" and "his" shall include the feminine gender as the case may be.)

Dated this 11th day of January 1960

Signed and delivered in the presence of

Subscribing Witness

Charles N. Duke

ACKNOWLEDGMENT OF GRANTOR

STATE OF CALIFORNIA, _____ County of _____ ss.

On this _____ day of _____, in the year one thousand nine hundred and _____,

before me, _____, a Notary Public in and for said County and State, residing therein,

duly commissioned and sworn, personally appeared _____

known to me to be the person described in and whose name _____

subscribed to the within instrument, and _____ acknowledged to me that he executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____

Notary Public in and for the _____ County

My commission expires _____ *of _____, State of California.*

ACKNOWLEDGMENT OF SUBSCRIBING WITNESS

STATE OF CALIFORNIA, _____ County of San Joaquin ss.

On this 22nd *day of* January *, in the year one thousand nine hundred and* sixty *,*

before me, Beatrice Rae Huckaby *, a Notary Public in and for said County*

and State, residing therein, duly commissioned and sworn, personally appeared

Charles N. Duke

known to me to be the person whose name is subscribed to the within instrument as a subscribing witness thereto, who, being by me duly sworn, deposed and said: that he resides in the County of San Joaquin *,*

State of California; that he was present and saw Mazie Woolstenhulme *,*

personally known to him to be the person described in, and who executed the said within instrument as party thereto, sign and execute the same; that he, the affiant, then and there, at the request of said person, subscribed his name as a witness thereto.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Beatrice Rae Huckaby

Notary Public in and for the _____ County

My commission expires April 1, 1960 *of* San Joaquin *, State of California.*

VOL. 111 PAGE 524

Both

DIST.	COUNTY	ROUTE	SECTION
X	Tuo	40	E 5351

Station 1245+72.86 to 1279+40

C. O. Schedule No.

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS

GRANT DEED

(INDIVIDUAL)

TO

STATE OF CALIFORNIA

Recorded at request of TUOLUMNE CO. TITLE CO.
on MAR 10 1960 19
at 50 min. past 10
o'clock A. M., in Vol. 111
of Official Records Page 521
Tuolumne
County records.
Recorder
By Deputy Recorder
(No fee for recordation—Government Code, Sec. 6103)

When recorded return to Division of Highways
District X
1976 E. Charter Way
Stockton, California

Filed By

693 No Fee.

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SEC. 27281)

THIS IS TO CERTIFY, *That the State of California, grantee herein, acting by and through the Department of Public Works, Division of Highways, hereby accepts for public purposes the real property, or interest therein, conveyed by the within deed and consents to the recordation thereof.*

IN WITNESS WHEREOF, *I have hereunto set my hand this* 22nd *day of* January, 19 60

ROBERT B. BRADFORD
Director of Public Works

By Wayne Hubbard
WAYNE HUBBARD
District Right of Way Agent
and Attorney in Fact

VOL 144 PAGE 70

RECORDED AT REQUEST OF
20TH... ABSTRACT & TITLE CO.
at 10 min. past 8 A.M.
144 Official Records p 70

JUN 18 1962

Tuolumne County, California
Marie A. Ortis Recorder
Fee $ No Fee

No. 2345

14-745-3 #4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Left 1244+44.56 to 1266+00± Jke

DISTRICT	COUNTY	ROUTE	SECTION	NUMBER
X	Tuo	40	E	6223-A,B,C

GRANT DEED
(INDIVIDUAL)

MAZIE WOOLSTENHULME, a married woman, as her sole and separate property

GRANT to the STATE OF CALIFORNIA, all that real property in the ..... County of Tuolumne, State of California, described as:

Portions of that certain parcel of land situate in the S.E. 1/4 of Section 26, T. 1 S., R. 18 E., M.D.B.& M., described to Mazie Woolstenhulme a married woman, as her sole and separate property, by deed recorded October 8, 1954, in Volume 68 of Official Records, at page 110, Tuolumne County Records, described as follows:-

PARCEL NO. 1

Beginning at a point marking the intersection of a southerly boundary of that certain 18.76 acre parcel of land described in deed to the State of California recorded March 10, 1960 in Volume 111 of Official Records, at page 521, Tuolumne County Records, with the east line of said southeast 1/4 of Section 26, said point being North 180.71 feet from the S.E. corner of said Section 26; thence N. 61° 17' 03" W., 212.58 feet; thence N. 12° 30' 27" W., 330.26 feet to said southerly boundary of said parcel of land described by deed recorded March 10, 1960; thence along last said boundary, S. 31° 16' 57" E., 496.78 feet to the point of beginning.

Containing 0.59 of an acre, more or less, in addition to that portion lying within the included public way.

This conveyance, as to Parcel No. 1 is made for the purposes of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights of access, appurtenant to grantor's remaining property, in and to said freeway.

FORM RW-6 (REV. 4-60)

EST. 4431. 51894 6-60 500 ⓓ APO

PARCEL NO. 2

Beginning at a point in the southerly boundary of that certain 18.76 acre parcel of land described to the State of California by deed recorded March 10, 1960 in Volume 111 of Official Records at page 521, Tuolumne County Records, and lying North 1,488.83 feet and West 1,452.56 feet from the S.E. corner of said Section 26; thence (1) along last said southerly boundary S. 82° 00' 17" E., 155.05 feet; and (2) S. 78° 04' 32" E., 196.03 feet; thence (3) S. 13° 10' 00" W., 50.30 feet; thence (4) S. 89° 15' 49" W., 195.71 feet; thence (5) from a tangent that bears S. 85° 56' 39" W, along a curve concave to the northeast, having a radius of 130 feet, through an angle of 86° 56' 06", a distance of 197.25 feet to the point of beginning.

Containing 0.41 of an acre, more or less, in addition to that portion lying within the included public way.

This conveyance, as to Parcel No. 2 is made for the purposes of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights of access, appurtenant to grantor's remaining property, in and to said freeway;

Excepting and reserving, however, to the grantor, his successors or assigns, the right of access to the freeway over and across a 20.00 foot opening the center of said opening being S. 13° 10' W., 25.15 feet from the northerly terminous of course No. (3) hereinabove described.

Together with an Easement for Permanent Channel Change purposes, described as follows:

Beginning at the westerly terminous of hereinabove described course No. (4) of Parcel No. 2; thence N. 89° 15' 49" E., 85.15 feet; thence S. 9° 48' 00" E., 46.59 feet; thence S. 80° 12' 00" W., 84.09 feet; thence along a curve concave to the northeast, having a radius of 160 feet, through an angle of 83° 40' 19", a distance of 233.66 feet; thence N. 73° 52' 19" E., 49.16 feet; thence from a tangent that bears S. 28° 26' 45" E., along a curve concave to the northeast, having a radius of 130 feet, through an angle of 65° 36' 36", a distance of 148.86 feet to the point of beginning.

Containing 0.36 of an acre, more or less.

As to Parcels No. 1 and 2, Save and Except all mining rights, minerals and other rights, as conveyed by T. H. Carlon to Roy O. Heisel, dated December 8, 1934 and recorded March 8, 1935 in Volume 105 of Deeds, at page 114, Tuolumne County Records.

5340

VOL 144 PAGE 72

The grantor further understands that the present intention of the grantee is to construct and maintain a public highway on the lands hereby conveyed in fee and the grantor, for himself, his successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

(As used above, the term "grantor" shall include the plural as well as the singular number and the words "himself" and "his" shall include the feminine gender as the case may be.)

Dated this 16th day of MARCH 1962

Signed and delivered in the presence of

R W Arnold

Subscribing Witness

Mazie Woolstenhulme

GRANTOR(S)

STATE OF CALIFORNIA } ss.
COUNTY OF _____ }

On _____, 19____ before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, known to me to be the person whose name subscribed to the within instrument and acknowledged that executed the same.

WITNESS my hand and official seal.

(Seal) _____

Name (Typed or Printed)

Notary Public in and for said County and State

SUBSCRIBING WITNESS

STATE OF CALIFORNIA } ss.
COUNTY OF San Joaquin }

On May 3, 1962 before me, the undersigned, a Notary Public in and for said County and State, personally appeared R. W. Arnold, known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who, being by me duly sworn, deposed and said: that he resides in the County of San Joaquin, State of California; that he was present and saw Mazie Woolstenhulme _____, personally known to him to be the person described in and whose name is subscribed to the within instrument, execute the same; and that affiant subscribed his name thereto as a witness to said execution.

WITNESS my hand and official seal.

Beatrice Rae Huckaby (Seal)

Beatrice Rae Huckaby

Name (Typed or Printed)

Notary Public in and for said County and State

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SEC. 27281)

THIS IS TO CERTIFY, That the State of California, grantee herein, acting by and through the Department of Public Works, Division of Highways, hereby accepts for public purposes the real property, or interest therein, conveyed by the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of May, 1962

Robert B. Bradford
Director of Public Works

By Wayne Hubbard
Wayne Hubbard
District Right of Way Agent
Attorney in Fact

2345

RECORDING REQUESTED BY:

STATE OF CALIFORNIA

When Recorded Mail to:
Department of Transportation
District 10
P.O. Box 2048
Stockton, California 95201

DOCUMENT # 018386 BOOK 1715 PAGE 0509
TUOLUMNE COUNTY OFFICIAL RECORDS

RECORDED AT THE REQUEST OF
STATE CALIFORNIA, DEPT TRANSPORTATION

DEC 07, 2000 11:51:16 AM
DAVID A WYNNE, RECORDER
OF PAGES: 3
FEE REC'D : $13.00

Space above this line for Recorder's Use

DIRECTOR'S DEED

District	County	Route	Post	Number
10	Tuo	120	PM 50.1	DD005351-01-01

The STATE OF CALIFORNIA, acting by and through its Director of Transportation, does hereby grant to TIMOTHY R. MANLY AND CAROL L. MANLY, HUSBAND AND WIFE AS JOINT TENANTS the right of access over and across that certain 60.42 foot access opening in the northerly right of way line of the State highway in the unincorporated area, County of Tuolumne, State of California, described as:

SEE

ATTACHED

DESCRIPTION

MAIL TAX
STATEMENTS TO:

1715/0510

DD005351-01-01

The right of access over and across that certain 60.42 foot access opening in the northerly right of way of the State Highway 10-Tuo-120 Post Mile 50.1 in the Southeast one-quarter of Section 26, T.1 S., R.18 E., M.D.M., lying west of the southerly terminus of the following described Line A, and east of the southerly terminus of the following described Line B:

Line A: Commencing at a 2 1/4-inch diameter iron pipe with a standard U.S. Forest Service 3-inch brass disk, set to mark the center 1/4 corner of said Section 26, according to that certain map filed for record in Book 25 of Records of Surveys, page 81, Tuolumne County Records; thence south along the west line of the southeast one-quarter according to said map, S.0°25'43"E., 443.32 feet; thence N.64°29'16"E., 63.80 feet; thence S. 42°26'23"E., 160.89 feet to the True Point of Beginning; thence S.42°26'23"E., 79.52 feet; thence S.3°36'10"E., 96.12 feet; thence S.0°03'16"W., 170.42 feet to the northerly right of way of said State Route 120;

Line B: Commencing at the True Point of Beginning of the above described Line A; thence S.0°03'16"W., 316.71' to the northerly right of way of said State Route 120.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature _____
Licensed Land Surveyor

Date October 16, 1997

PROFESSIONAL LAND SURVEYOR
MICHAEL J. WAGNER
No. L 006418
Exp. 12-31-98
STATE OF CALIFORNIA

Number
DD005351-01-01

1715/0511 END

Subject to special assessments if any, restrictions, reservations, and easements of record.

This conveyance is executed pursuant to the authority vested in the Director of Transportation by law and, in particular, by the Streets and Highways Code.

WITNESS my hand and the seal of the Department of Transportation of the State of California, this 18th day of November 1999.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

JOSE MEDINA
Director of Transportation

By Cherie L Sivell
Attorney in Fact

PERSONAL ACKNOWLEDGMENT

STATE OF CALIFORNIA } ss

County of San Joaquin

On this the 18th day of November 1999, before me, Steven Gene Christensen, Notary Public.
Name, Title of Officer-E.G., "Jane Doe, Notary Public"

personally appeared Cherie L. Sivell
Name of Signer

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that she ~~he~~/she executed the same in her ~~his~~/her authorized capacity, and that by her ~~his~~/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(Notary Public's signature in and for said County and State)

STEVEN GENE CHRISTENSEN
Comm. # 1226959
NOTARY PUBLIC - CALIFORNIA
San Joaquin County
My Comm. Expires June 28, 2003

(for notary seal or stamp)

THIS IS TO CERTIFY That the California Transportation Commission has authorized the Director of Transportation to execute the forgoing deed under provisions of CTC RESOLUTION #G-95-07, approved on June 7, 1995, amending RESOLUTION #G-02 PERTAINING TO SALE OF EXCESS PROPERTY.

Dated this 18th **day of** November, **19** 99.

Cherie L Sivell

Form RW 6-1(S&T) (New 4/96)
USE FOR SALES DELEGATED TO DISTRICT

Taryn Vanderpan

From: Edwin Wood <edwood@mwdes.com>
Sent: Sunday, December 23, 2018 8:04 PM
To: Quincy Yaley
Cc: John Gray
Subject: Numerous Concerns for Hansji development on Sawmill Mountain Road

Hi Quincy

I have recently learned of a hotel development being planned on Sawmill Mountain Road. Specifically Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003, as referenced in your notice: https://www.tuolumnecounty.ca.gov/DocumentCenter/View/11778/Stakeholder-Notification

I have been visiting this area for ten years and I find it to be a very peaceful, remote yet neighborly community. I have some grave concerns over a hotel being built up here- especially one the will be capable of sleeping at least **400 guests**, aside from the many more that are sure to frequent the property for the **event space and marketplace**. It just doesn't make sense to concentrate this kind of population in such a remote residential neighborhood, particularly knowing that peak usage will further strain the already popular park area.

It has come to my attention that the developers are trying to push the project through without an environmental study. For a location so close to one of the world's greatest natural beauties this is quite absurd. Aside from potential impact on the reserve itself, both flora and fauna, simply sticking a hotel in an isolated residential area without proper research is plain greedy. I happen to know that the recent fires have greatly impacted the trees and soil in the area, so the surrounding ecosystem is already compromised. How can the building of such a large commercial facility be even considered without an environmental study, let alone ***already*** **have a development permit?!**

In addition the complex will be built with sewage leaching fields. This presents two **major problems**. First, the residences nearby (one of which I stay at) are all supplied by well water. **How could the developers possibly get a permit for a leaching field without hiring a third party to assess the impact on local water supply?!** It's insane. Second, the surrounding area has several creeks- how can presence and placement of leaching fields be allowed without study of local waterways? Not to mention that leaching fields **smell terrible.** How can such a plan be approved without any input from residents? Speaking of water supply, **where will this hotel get its water?** According to the plan there will be "two onsite wells" but logic dictates that the same underground water supply for entire Sawmill community would be the source. I don't see how the local well water supply is going to take that supply increase for a facility of this size, particularly considering the state of drought that our state has been experiencing. **Perhaps a legitimate and shared study would enlighten us all as to the feasibility of this plan.**

Now, some technical questions. The zoning of the two parcels is C-K (Commercial Recreation) and O (Open Space) under Title 17 of the Tuolumne County Ordinance Code. I have viewed the architectural drawings and can see that majority of Parcel B is zoned Open Space, on the southeast side of the property. Your notice states that "no disturbance of the Open Space is proposed with this project" - nor would that be allowed by zoning law- but I fail to see how the presence of leaching fields on the side of a hill would not result in sewage flowing into the Open Space, located at the bottom of the hill. The space could not, by all reason, be left undisturbed, which is what is required by law without further usage approved and granted by the county. **This is all the more reason why an environmental study needs to be done.**

Parcel A is approximately 28 acres in size, and Parcel B is approximately 36 acres. Since over half of it appears to be Open Space zoned, let's say that 18 acres could be zoned C-K. That brings the total of potentially developable land to 46 acres. Under the C-K zoning requirements in Chapter 17, I have found the following Building Intensity limitation: "17.31.050 Building intensity. Within any commercial recreational (C-K) district, the maximum residential building intensity shall be one (1) dwelling unit per two (2) acres." This means that the twenty five cabins alone would require at least fifty acres of property, which is already exceeding the building density limitation. While the remaining requirement for the 140 rooms is unclear in the zoning documentation, if it is subject to the same limitations it would require another 280 acres of C-K zoned land. I suspect the building density may be different for a condensed hotel hotel but still- the number of dwellings on this property as zoned appears **way too high.** Clarity as to why this many units were approved for this land would be much appreciated- I did not see this in any of the material on the county website, nor in the information provided by the developer. **Please explain to us, why does this qualify as acceptable use of this land?**

Lastly, I personally think that a large hotel in this area is simply a bad idea. A small bed and breakfast I could see, twenty units maybe...but *hundreds*? A large industrial hotel complex that demands at least one car per unit is going to transform the serene getaway into a noisy nightmare. Hotels generate noise at all hours of the night, from both guests and facility. They need daily resupply from numerous vendors and simple logistics dictate that the most efficient time is late night or early morning. This is the least disruptive to hotel services but, of course, most disruptive to everyone else in the surrounding area. There is one noise that should never pollute the wilderness: that of a truck backing up, the piercing beep-beep-beep carrying through the night, followed shortly thereafter by slamming and shouting as it is unloaded. Not to mention the general noise that people make at these types of hotels- dining, drinking, parties- hundreds of people packed onto a small property make a lot of noise, plain and simple. Of course this leaves out the entire prospect of the general store, which has its own daily supply needs and even more noise associated with it.

Aside from noise concerns, traffic in general would be a real problem. I can't imagine the chaos of hundreds- or let's say even fifty- cars piling out on a winter Sunday night, trying to rush back to Silicon Valley for the workweek, all the while trying to navigate the icy roadways. At a minimum the hotel should build its **own access** road from 120 so that existing residents do not have to be further bothered with visitor traffic. Aside from the fact, again, that they are building a general store on site. **A general store!** A place where every passing car will consider stopping to get refreshments. It's funny how that's just slipped in here with the rest of the "resort" proposal. Can you imagine, redesigned intersection or not, how much traffic congestion this will result in on 120?

In summary, **I believe a project like this should not be allowed**. At a minimum, before it can move any further in design or planning, **an environmental study must be performed** for the local ecological impact of such a corporate monstrosity. They need to prove beyond a doubt that their leaching fields will not either contaminate water supply in the area nor will they result in unpleasant odors. If this can't be proved, or proves false, then they need to be held accountable and **install an above ground septic tank**, however costly that may be to them. They must also provide proof that the local water supply, in the worst level of drought, can in fact supply such a large facility. **If not, then they need their own independent water source.** Access from highway 120 should not be from Sawmill Mountain Road- it is not fair at all to the homeowners, residents, and habitual visitors, like myself, to simply plop a hotel in the middle of what is a quiet and removed retreat, all fed by a tiny road and water supply!

It's sad to see a remote developer railroading into a local community with no priority other than profit. Clearly they have spent tens of thousands of dollars on planning and design without any contact with the local residents. I find it darkly amusing that they are touting how few trees they will remove to build this complex when you consider how few trees there are on the property in the first place, thanks to the fires that have ravaged the area over the years. Bravo. In their minds, this project is happening whether anyone likes it or not. The reality is that it almost certainly will, which is very disheartening. As a final note, AVRP developers reiterates in their own

summary letter the C-K zoning initiative: ""The purpose of the commercial recreational (C-K) district is to encourage well-planned and integrated resort and vacation-oriented commercial complexes in which the developer may incorporate innovative design techniques."

What exactly is *innovative* about this complex? How, I ask you, can a massive hotel complex being injected into a tiny mountainside community, on the side of a tiny and already overcrowded state highway, be considered *well planned*?

Thank you,

-Edwin Wood

Taryn Vanderpan

From: jenny pfeiffer <jenny@pfeifferfoto.com>
Sent: Thursday, December 27, 2018 8:52 AM
To: Quincy Yaley
Cc: John Gray
Subject: open comment

Hi Quincy Yaley,

"The County's website and the Stakeholder documents I have reviewed indicate that the County has completed its preliminary review of the project pursuant to CEQA and determined that CEQA applies to the County's approval of the project, that the project is not exempt from CEQA, and that the County must prepare an initial study as described in Public Resources Code section 21151 to inform its decision whether to adopt a Negative Declaration for the project or prepare an Environmental Impact Report for the project. The memorandum to Interested Stakeholders indicates that the purpose of soliciting comments at this time is to assist the county in determining whether it should prepare the initial study or skip that step and proceed directly to issuing a Notice of Preparation of draft Environmental Impact Report, as described in Section 15063(g) of the State EIR Guidelines.

Please notify me immediately if my understanding of these matters is incorrect in any way.

I write now to urge the County to prepare an Environmental Impact Report for the project to evaluate the many significant effects this project will have on the environment."

My family owns a cabin within 700 ft of this project, we are very concerned about the many ways this project could affect us and the surrounding area and community.
I am very concerned about the added wildfire danger to the forest and the surrounding community this VERY BIG development will add. Our forest as you know gets very dry during the late summer and fall and the more people you add to a community the more fire risk you add, I believe adding this risk is very irresponsible. I am very concerned about the safety of the surrounding community, lots of people walk saw mill mountain road and the added traffic could put lives at risk. I am also concerned about the added pressure this development could add to the area's public emergency services. Ambulance, sheriff and fire are all far away from this development and other future developments (Berkeley camp and the proposed glamping site across the HWY). Unless these emergency services are expanding soon this could be a big problem (a helicopter pad does not solve this problem). I am mostly very concerned about the water supply, with climate change in mind I think this development is irresponsible as it will require a lot of water to service this many units. They cannot guarantee they will not contaminate the water used by surrounding residents and if they lose their water supply the county could be liable for allowing this irresponsible project. The water supply around saw mill mountain has gone down in recent years and I think we all know this will continue, I do not believe there is enough water for this project but the only way to know would be to have an EIR. I believe there was one done a while ago and this is why it is not being done again but the water supply has change so much recently that I think it would be very irresponsible to think nothing has changed in the area and that the conditions are the same as they were when the last report was done. We are also concerned about our well water, it is possible that if this project draws from the same source our water could go dry, this is a VERY scary thought. My last concern is about the road access off of 120. If there is only one road in and out of saw mill mountain area this could cause major problems during an emergency, if the hotel is full and everyone is trying to evacuate at the

same time I think you can imagen how this one road could get backed up, blocking the only exit. The recent fires in Paradise have shown the problems one road in and out of an area can cause. Please consider requiring them to add another access road off of HWY 120.

Thank you for your consideration,

Jenny Elia Pfeiffer

415.999.9196 - http://www.pfeifferfoto.com

Jenny Elia Pfeiffer

415.999.9196 - http://www.pfeifferfoto.com

Taryn Vanderpan

From: Bill M <mcmahonwj@yahoo.com>
Sent: Friday, December 28, 2018 4:28 PM
To: Quincy Yaley
Cc: John Gray; mfporges@sbcglobal.net
Subject: Opposition to Hardin Flat and Sawmill Mtn developments

Dear Mr. Yaley and Mr. Gray,

Greetings from Hardin Flat. We are writing to express our strong opposition to proposed developments at the Sawmill Mountain and Hardin Flat areas of Tuolumne County.

We own the single-family home at 30843 Hardin Flat Rd., Groveland, and we are part-time residents there. We rely on our well for water. Our well would be directly downhill from, and in close proximity to, the Hardin Flat glamping facility. That facility would also include a waste treatment center uphill from our well, and not very far away either.

That proposed glamping facility would also be directly above a natural spring that flows into the South Fork of the Tuolumne River nearby. That river has been designated as wild and scenic, and could be negatively impacted by these developments.

Hardin Flat Road cannot support that sort of traffic.

There are already enough accommodations along Highway 120 in this area. Especially since Rush Creek has opened. And I am told that Yosemite Lakes Campground is adding hundreds of new accommodations. Both the SawMill Mountain and the

Hardin Flat developments would bring uneeded accommodations and a huge burden.

Please do not let either of these developments go forward. Thank you for taking the time to read this.

PS-even though we live less than 1 mile from the proposed Saul Mill Mountain development, we never received notice of it. Please include us in all future communications and notices regarding that project, as well as the Hardin Flat project.

Sincerely,
William McMahon & Maria Porges
30843 Hardin Flat Road
Groveland CA 95321
(209) 962-6022

Taryn Vanderpan

From: William Charlson <mrbillc1990@gmail.com>
Sent: Wednesday, December 26, 2018 9:49 AM
To: Quincy Yaley
Cc: John Gray
Subject: Proposed Terra Vi Lodge in Groveland

Dear Quincy Yaley and John Gray,

I am the owner of Lillaskog Lodge on Packard Canyon Road. We opened up as a Bed and Breakfast in 2006.

I am disturbed that there was no public notice given to local businesses that will be affected by this huge development proposed by Hansji Corporation.

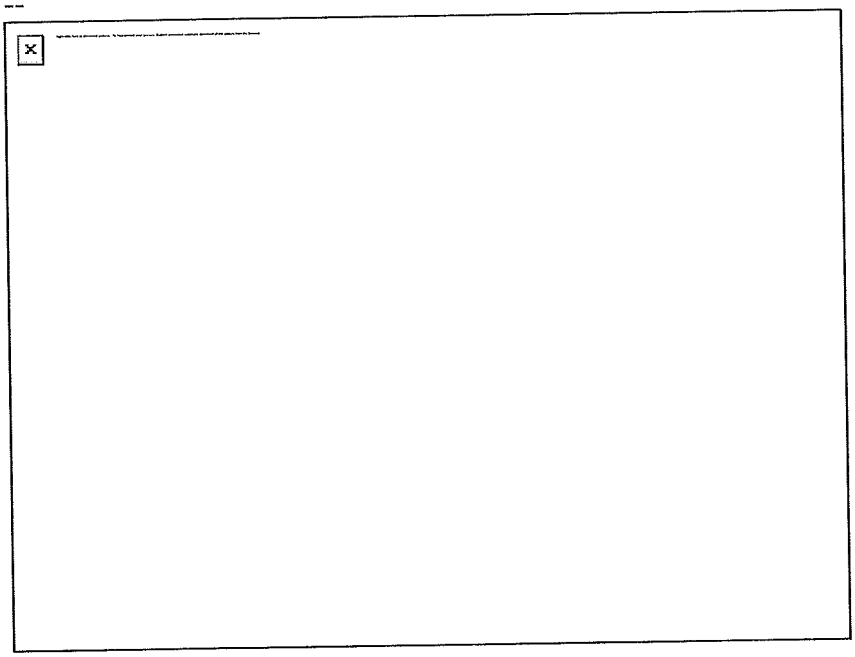
It is inconsistent with the historical Gold Rush charm of Groveland and the low environmental impact of the local Bed and Breakfasts and small hotels in the area.

Our business has declined with the opening of Rush Creek. I would ask you to consider if you want Groveland to lose it's charm and low environmental impact on the surrounding forest. Do you think it's better to go the way of Andy's Hardware and Orchard Supply with the opening of Lowe's? I think not.

This proposal will hurt many small businesses and I ask that you scale down the proposal in keeping with the historical charm of what Groveland already has to offer visitors from around the world. I also ask that you consider the negative impact this proposal will have to our National Forest and the park like atmosphere that also draws visitors to our area.

Sincerely,
William Charlson
Owner, Lillaskog Lodge

--



Taryn Vanderpan

From: Suzanne Ctibor <yosemitesu@gmail.com>
Sent: Monday, December 24, 2018 7:22 PM
To: Quincy Yaley
Subject: Proposed Terra Vi Resort.

Please, NO! The impact on HWY 120 by Rush Creek Lodge, and the expansion of Evergreen Lodge, has already been a detriment! This highway was not designed to be used by as much traffic as we have seen an increase of in the last five years. Locals and tourists alike are in danger every day on The New Priest Grade, Old Priest Grade, and the two lane Highway 120, which is unsafe with dangerous blind corners, people who pass on double yellow lines around blind corners, and can't seem to stay on their side of the road!
Traffic studies should be mitigated before any more large resorts are allowed.
Not to mention the impact on wildlife, which also use the roads to get to water sources.
Please, we do not need any more resorts on this dangerous road!

Suzanne Ctibor

Taryn Vanderpan

From: Sam Flanery <samflanery@sbcglobal.net>
Sent: Saturday, December 22, 2018 7:49 AM
To: Quincy Yaley; John Gray
Subject: RE: Hardin Flat Project

Quincy & John,

We would like to voice our concerns over the Hardin Flat Project. We own the property at 11230 Sawmill Mountain Road in Groveland. We have owned and been paying taxes on this property for over 30 years.

We remember when the said property was rezoned, and at the time we were told it would be for a small RV park not a large resort. The two projects could not be more different; the proposed project has a hotel, restaurant, helicopter pad and grocery store. This in not what we were told would be happening to this land and this proposed project is unacceptable.

We have many concerns about this project and would like to outline just a few for you:

1. Sewage / Leach field: The proposed hotel is on a high side of a hill so the leach field will be bleeding into us. Rush Creek has had issues with this. What will stop this from happening here?
2. EIR: This should be required. The MND is old and not valid a lot has changed since this report was issued.
3. Road Entrance / Traffic: Easement Access
4. Security and Our Privacy: We are very concerned about people wondering back onto our property.
5. Fire: Increase chances with more people.
6. Water Supply: You will drain our water supply as it is non-sustainable.

As we mentioned we have owned this property for over 30 years. Besides us our children, grandchildren and many friends enjoy coming to our cabin, we enjoy being outdoors and spending quality family time together. It was rough for us to recover after the Rim Fire, we lost the majority of our trees from the fire and an out building. This project will destroy the peace and serenity we have at our cabin.

Sam and Helen Flanery

Taryn Vanderpan

From: Ken Thomas <kthomas97@gmail.com>
Sent: Wednesday, December 26, 2018 5:39 PM
To: Quincy Yaley
Cc: John Gray
Subject: Re: Comments for Hansji development on Sawmill Mountain Road

Also, my relatives own their home on Sawmill Mountain Road.

On Wednesday, December 26, 2018, Ken Thomas <kthomas97@gmail.com> wrote:
Dear Ms. Yaley:

My family has vacationed near Yosemite National Park in recent years and we were concerned to learn about the development of a large hotel on Sawmill Mountain Road near our relatives' home.

The hotel is part of Hardin Flat LLC/Hansju Corporation Site Development Permit SDP18-003.

We would urge the community resource agency and the county to seek an environmental impact study in light of the site's location near the national park and the national forest.

We have a number of concerns. The hotel would likely lead to a massive increase in sewer waste and water consumption in the vicinity. The county should have a full understanding of the environmental impact that the hotel may have on the surrounding area, including the groundwater.

As you're well aware, the area has also been susceptible to wildfires in recent years, most notably the 2013 Rim Fire. We are worried that the weakened soil and vegetation in the area would be further degraded by the development and would complicate efforts to prevent future wildfires.

We understand that a new hotel could bring increased economic development to the area. But it should not be pursued without a thorough understanding of how it might affect the environment and community near Yosemite National Park, truly one of the nation's treasures.

We respectfully request that you conduct the EIS to consider alternatives and the impact on the environment before moving forward with the hotel development.

Thank you.

Kenneth J. Thomas
Washington, D.C.
kthomas97@gmail.com

Taryn Vanderpan

From: John Gray
Sent: Saturday, December 29, 2018 11:55 AM
To: Kaylene Grove
Cc: Quincy Yaley
Subject: Re: Comments for Hansji development on Sawmill Mountain Road

Kaylene, the proposed project will do the review as required by law.
John

Sent from my iPhone

On Dec 28, 2018, at 5:00 PM, Kaylene Grove <kmgrove@gmail.com> wrote:

> Re: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003.
>
> As a full-time resident of Groveland, and Tuolumne County taxpayer, I would like to comment on the proposed development on Sawmill Mountain Road, between Groveland and the Yosemite National Park NW entrance.
>
> My understanding is that this development of a resort complex may proceed without a thorough survey of the possible impact on the area, including of environmental and transit impacts.
>
> I regularly drive Hwy 120 between my home in Groveland and Yosemite, and am very concerned that this project be completed so as to avoid negative impacts such as debilitating traffic, well water contamination or damage to our water table, and problems with sewage that could occur with a large resort development. I believe this resort could have a positive effect on the community and economy IF it is planned and executed properly. Please be thorough in your assessments of the impact of such a development, and do not simply assume that it will be successful without due diligence.
>
> Thank you for your time and service to the community.
>
> Sincerely,
>
> Kaylene Grove
> 20640 Whites Gulch Rd, Groveland

Taryn Vanderpan

From: Denise Kraft <denisekraft@comcast.net>
Sent: Thursday, December 20, 2018 4:56 PM
To: Quincy Yaley
Cc: John Gray
Subject: RE: Hardin Flat LLC /Hansji Corp. Project

I am writing in regards to the proposed Hardin Flat Project. My family has owed the property at: 11230 Saw Mill Mountain Road in Groveland for over 30 years. This project will have a significant impact on us and our property. I would like to encourage you to make a good faith effort and extend the deadline past Dec. 28 so I and other homeowners have time to gather all of our concerns. I have numerous concerns regrading this project and I'm hoping you can address my concerns. Given the short time frame this is only a partial list of my concerns.

1. EIR - I think it is imperative that an EIR be done on a project of this size. If one is not to be done can you please explain to me why not.

2. Fire - That area has already suffered much loss due to the Rim Fire and the area has not even recovered from that.

3. Sewage - Will it effect our ground water.

4. Water Table - We are worried that a project this size will jeopardize our water supply.

5. Pollution - Air, water, noise, soil, visual.

6. Privacy / Security - What is to keep people from wondering onto / into our property.

Denise Kraft

Taryn Vanderpan

From: Ben Gardella <bgardella@gmail.com>
Sent: Wednesday, December 26, 2018 11:23 PM
To: Quincy Yaley
Cc: John Gray
Subject: RE: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003 Assessor's Parcel Numbers: 068-120-060 and 068-120-061
Attachments: Ben_Gardella_Terra_VI_Letter_of_Concern.pdf

December 26, 2018
Quincy Yaley
qyaley@co.tuolumne.ca.us

Tuolumne County Community Resources Agency County of Tuolumne
2 South Green Street
Sonora, CA 95370

CC: jgray@co.tuolumne.ca.us

RE: Hardin Flat LLC/Hansji Corporation Site Development Permit
SDP18-003 Assessor's Parcel Numbers: 068-120-060 and 068-120-061

Dear Ms. Yaley,

I am a concerned homeowner adjacent to the proposed "Terra Vi Lodge" development. My address is 11220 Sawmill Mountain Rd. Groveland, CA 95321 and it is within 2000 feet of the proposal. My concerns about this proposal are numerous.

I urge the County to prepare an Environmental Impact Report (EIR) which is absolutely necessary before going forward with this kind of development. CEQA applies to the County's approval of the project and, as this project is not exempt from CEQA, the County must prepare an initial study as described in Public Resources Code section 21151, to inform its decision. As such, the County should come to the conclusion that an EIR is required. The importance of the area is too great to hand over to an out-of-town developer whose primary concern is to generate revenue. This developer has zero experience developing in a National Forest, very near the crown jewel of the National Park System.

This concerns me greatly.

The hotel's proposed wastewater treatment is also of great concern. In review of the plan, it would appear that the proposed system is actually adequate for only 50 rooms, not the Phase One proposal of 140. This needs to be looked at. In addition, all of the residential properties located adjacent to this development are on well systems, any wastewater treatment will have to be planned out with the utmost care so as to not contaminating nearby water resources. There is no mitigating contaminated water supply; once that is done, there is no turning back.

As you might have noticed, the area is getting hotter and dryer. All of the property owners in the area get their water from effectively the same aquifer. The drastically increased water consumption of this development will, no doubt, affect area residents' water supply. It is only a matter of time. This is a great concern for all of us on Sawmill Mountain Road and needs to be viewed as a serious potential impact, as well as studied in depth.

My next big concern is fire danger. It has been well established that development in the State of California in heavily wooded areas have contributed greatly to the occurrence of wildfires. In fact, there are new proposals from CalFire at the state level that would put an end to this kind of development altogether due to increased fire danger. I would like to hear from more experts about this at the state and local level and see a complete study regarding the increased risk of fire this development poses.

The addition of a helipad to the development would add an absurd level of noise as well as endanger the presence of the wildlife that has finally returned to the area since the Rim Fire in 2013. In addition to being a wildlife corridor for Mule Deer and California Black Bear the land in question also is a known habitat for arboreal salamanders, the California newt, spotted owl, mountain lion, bobcat (lynx), bats and pacific chorus frog. Many of these are on federal threatened/endangered lists. The impact of having a helicopter landing pad is simply immitigable and violates basic zoning ideology.

Another concern is the traffic to and from this proposed site, as it would be significant. With an ultimate maximum of 250 hotel rooms planned, we are looking at, even with a conservative occupancy rate, over 100,000 visitors per year. The entrance to several residential properties begins at Sawmill Mountain Road. In addition to the proposed YARTS shuttle stop, to suddenly have this road congested with so many cars and people unfamiliar to the area is drastic and potentially dangerous. The majority of Sawmill residents have been here for decades and the change this project represents to this zoned Rural Residential area is akin to going from a rural community to a small city overnight. Clearly, zoning incompatibility is at issue here. Yes, this land was rezoned in 1991 and, as such, the use is "appropriate" on record. But, if you look at the overall effect of this proposal, the wisdom of this 1991 rezoning is not only suspect, but could be characterized as incompatible and even irresponsible.

Furthermore, there are several known archaeological sites in the area with Me-Wuk ancestry and other tribal claims. There is no mention of a Cultural Resource Survey nor any part of the proposal that offers protective measures to these cultural sites. The proposal does suggest, with vague language, that Hansji is in communication with the Me-Wuk with the intention of including them in the development however, to date, no one from the tribe has been contacted about this proposal. Numerous agencies will have to be included in the process to make sure it is done with integrity and in preservation of cultural heritage.

Continuing with my concerns is light pollution. I understand that the proposal offers mitigation to this where lighting sources will be waist high and pointed down. But there is no doubt that ambient light will pollute the night's sky forever. These are lights that will never dark. Furthermore, safety will require work lights that never are turned off. This will impact the area in an irreversible and incompatible way and there will be no amount of mitigation that will be able to address it.

And lastly, I have concern that the natural resources in the area are going to be overrun and irrevocably damaged. With the latest development of Rush Creek Lodge and Evergreen Lodge's growth, there have been increasingly large crowds at previously lightly travelled areas such as Diana Falls and Middlefork Rivers. These visitors leave trash, start illegal fires and harm themselves because of their lack of familiarity with such rugged areas. With so many occupants at this development, these well known swimming holes are bound to be flooded with thousands more visitors during the summer months. This says nothing of the fishing that will be done in these same rivers. This influx of people caused by this development will more than likely turn many of the surrounding areas into another "Rainbow Pools".

Furthermore, many of these hotel visitors will no doubt explore the surrounding area, walking Sawmill Mountain Road in full view of many of the residents. As some of the residents are part-time, the risk of trespassing and the potential of crime is not a far-fetched notion.
This type of activity has been increasing on Sawmill Mountain over the years without new development, with it, both the full and part time residents of Sawmill Mountain are vulnerable to even greater risk of trespassing and theft.

Thank you for listening to my concerns, Ms. Yaley.

Respectfully,

Ben Gardella

December 26, 2018
Quincy Yaley
qyaley@co.tuolumne.ca.us

Tuolumne County Community Resources Agency
County of Tuolumne
2 South Green Street
Sonora, CA 95370

CC: jgray@co.tuolumne.ca.us

RE: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003 Assessor's Parcel Numbers: 068-120-060 and 068-120-061

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fire danger. I would like to hear from more experts about this at the state and local level and see a complete study regarding the increased risk of fire this development poses.

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Thank you for listening to my concerns, Ms. Yaley.

Respectfully,

Ben Gardella

Taryn Vanderpan

From: John Gray
Sent: Saturday, December 29, 2018 8:08 AM
To: Blackberry
Cc: Quincy Yaley
Subject: Re: Sawmill Mountain Project

Steve, all good points . Many have been pointed out to the developer. Land use decision are difficult and not taken lightly. Staffing and housing question would be one of the greatest issues.
The County would not want to create a problem without a solution .
The County is obligated to review the project under law. It's not my fault or the Counties. It is a required process and it's not about money. A failed project is not something anyone would want . Thank you for the input.
John

Sent from my iPhone

> On Dec 28, 2018, at 4:48 PM, Blackberry <innkeepers@blackberry-inn.com> wrote:
>
>
> Hello John.
>
> I am not one of your constituents, as my wife and I are the owners of the 10 room Blackberry Inn in Buck Meadows, in Mariposa County.
>
> However, as a Hospitality Business owner on the Highway 120 corridor I feel that I should have some input regarding the proposed project at Sawmill Mountain Rd.
>
> We are against this or any project of this size being built on this corridor.
>
> I realize that you must be considering a number of factors regarding this proposed project, one of them being additional TOT tax income for the county and one being the additional jobs that this project might bring to the community. There is also the question of community infrastructure to support this project, as well as the already cramped access to Yosemite Park, especially during High Season. I'm sure you will be offered any number of further factors to consider.
>
> I know that the county of Toulumne would love to have a few million dollars more per year in the coffers, but I beg you to consider the downside of supporting such an enticing proposition.
>
> Being in the Hospitality Industry in the community for 11 years I know a few things about this community. If one of your temptations has to do with the creation of jobs for the community, I can tell you that there are jobs available everywhere but there is no local pool of labor to support this need. Every year there is a struggle to get competent, reliable, and motivated people. We pay our people much more than the community average but we still have problems fulfilling our needs. If you take the time to question other employers in the area I think you will hear this complaint repeatedly. There is a shortage of long term housing rentals in this area, so it is impossible to bring people in from the outside without providing employee housing. I'm sure you are familiar with this situation.
>
> There is the problem associated with infrastructure and social support. AirBnB has made a large impact on our community and has strained support services, including groceries, restaurants, security and fire preparedness. What about more water? We just added Rush Creek Lodge three years ago. You must know that an additional large hotel in

the area can only make the corridor almost impossibly navigable, especially in the town of Groveland. The Yosemite Park is so busy with tourists already that people complain constantly during the the High Season about inadequate parking, traffic jams, and the like. Again, you must have heard all of this.
>
> Not to mention the effect that this project might have on established but struggling businesses. Don't forget impact on neighbors and others in this rural community that came here to get away from these large "destination" resorts and traffic intensity, such as your constituents in Pine Mountain Lake. What about environmental impact? Certainly there is our actual quality of life to consider.
>
> Please be very careful in your evaluations of this project. I understand that these are City People, large developers, possibly with orientations and understandings that might conflict with our community needs.
>
> Please place me on your contact list for announcements of regarding this project. Also, I apologize for this late letter. I have just today returned from my vacation, and have just heard of this project.
>
> Many thanks, and best wishes,
>
> Steve McCorkle, Innkeeper
> Blackberry Inn Bed and Breakfast
> Buck Meadows
>
> Steve@blackberry-inn.com
> 209-962-4663

Taryn Vanderpan

From: Robert Vidra <rvidra@gmail.com>
Sent: Thursday, December 27, 2018 3:18 PM
To: Quincy Yaley
Cc: John Gray
Subject: RE: Site development Permit SDP18-003

Robert & Sarah Vidra
772 Geraldine Dr
Incline Village, NV 89451

December 27, 2018
ATTN: Quincy Yaley
Assistant Director, Development
Tuolumne County Community Resources Agency
qyaley@co.tuolumne.ca.us

RE: Site development Permit SDP18-003
CC: Supervisor John Gray
jgray@co.tuolumne.ca.us

Dear Ms. Yaley,
Our extended family has owned a parcel adjacent to the proposed development since the mid-1940's. We have a family cabin on the land and have been enjoying the South Fork, Middle Fork, Sawmill Mountain and the Groveland community for four generations.

We have reviewed the materials for this project on the County's web site at:
https://www.tuolumnecounty.ca.gov/1158/Terra-Vi-Lodge-Yosemite.

We have also reviewed the December 10, 2018, memorandum to Interested Stakeholders from the Tuolumne County Community Resources Agency regarding this project.

These documents indicate that the County has completed its preliminary review of the project pursuant to CEQA and determined that CEQA applies to the County's approval of the project, that the project is not exempt from CEQA, and that the County must prepare an initial study as described in Public Resources Code section 21151 to inform its decision whether to adopt a Negative Declaration or prepare an Environmental Impact Report for the project. The memorandum to Interested Stakeholders indicates that the purpose of soliciting comments at this time is to assist the county in determining whether it should prepare the initial study or skip that step and proceed directly to issuing a Notice of Preparation of draft Environmental Impact Report, as described in Section 15063(g) of the State EIR Guidelines.

Please notify us immediately if our understanding of these matters is incorrect in any way.

We write now to urge the County to prepare an Environmental Impact Report for the project to evaluate the many significant and negative effects this project will have on the environment.

As governmental agencies, planning and zoning are compelled to work together to create community cohesion and lay the groundwork for responsible development. Good planning and zoning ultimately seek to avoid nuisances, not create them. The land the Hansji Corporation is proposing to develop was historically zoned Timber Production (TPZ) for almost

a century. It was eventually sold and subsequently rezoned at the request of the new owner, Robert Manly, to Commercial Recreation (C-K) in 1991 after a contentious battle with local members of the area.

The 1991 County Board of Supervisor's decision to rezone this land created an inherent land use conflict by forcing the abutment of two wildly opposed zoning designations: Rural Residential and Commercial Recreation. This decision all those years ago, opened the door for the Hansji development today and thus, now puts the County in the position of having to defend and mitigate incompatible land uses.

The only other hotel development on this corridor is the 143 room Rush Creek Lodge which opened in 2016 and is a half mile from the Yosemite Park entrance. While it is likely the Hansji developer will point to Rush Creek as a precedent for the proposed development, it is not a precedent for the current proposal for many reasons. Rush Creek was built on the site of a small, decades-ago abandoned hotel, thus, the land use was compatible with its historic use. Further, there are not and never have been residences anywhere near or around Rush Creek. This remains true today. Additionally, it is well known that the approval of Rush Creek Lodge required an EIR and multiple mitigations in regards to site usage, size/scope, view shed, existing habitat, traffic, noise, etc. The Hansji project should require no less.
A project the size/scope of Hansji's proposed Terra Vi Lodge-Yosemite on Sawmill Mountain Road, is absolutely unprecedented up and down the Hwy 120 Corridor. For this reason, and others delineated below, I respectfully request that this hotel not be approved without a thorough study of the environmental impacts. Issuing a Negative Declaration or even a Mitigated Negative Declaration for this project would be environmentally irresponsible and legally insufficient. Only an EIR can truly vet the issues surrounding this project.

It is incumbent upon the County to recognize that the Hansji development leap frogs over any other development that has come before it in this area in both geographic location and size/scope. It sets a terrible precedent in regards to creating massive commercial developments on land with no supporting county infrastructure abutting historically residential areas. Without an EIR there will be no checks and balances, no consideration for the type of impacts the residential area and the entire community will experience.

At 240 rooms with an average of 3 people per room and at just 50% occupancy, a project of this size will bring, at the minimum, 130,000 people a year to a very remote area that will struggle to absorb the impact in terms of natural resources, infrastructure, county services etc.; it will specifically cause extraordinary impacts to rural residential area that only ever has fewer than a range of 1-30 people inhabit it at any given time. The nightly occupancy of the hotel has the potential to be the same size or larger than the population of the entire city of Groveland, especially in the summer.

The impacts of this project are unprecedentedly significant and should not be ignored. This is why an EIR is necessary. Specifically, the following areas of impact must be studied:

Increased Risk of Fire
Adjacent properties and the community as a whole, will see an increase in risk of fire ignition due to the large number of people who will be visiting this high fire area, specifically, tourists with little to no knowledge of the sensitive nature of being in this type of habitat.

While the hotel structure can be made with fire proof materials and defensible space created around it, the massive influx of people unfamiliar with fire danger, pose a very real and serious threat in regards to their behavior and lack of knowledge around fire safety; lit cigarette butts, unsanctioned campfires, illegal fireworks are all dangers this area faces every day, particularly in the summer, WITHOUT a hotel. Summer will be the hotel's busiest time and an increase in people means an increase in fire danger. There needs to be consideration for this and studies done about how such a large number of people in the area increases the likelihood of fire danger.

To further this point, CalFire is currently in the process of proposing a state policy recommendation that limits and/or disallows development in high fire danger areas so as to reduce the risk of fire as well as avoid creating dense

populations of people who may lose their lives in a wildfire. The Camp Fire in Paradise, CA is a recent example. Here is a link to some information about this policy recommendation:
https://sanfrancisco.cbslocal.com/2018/12/11/cal-fire-chief-recommends-banning-home-construction-in-vulnerable-areas/

The County needs to study the impacts of and take into consideration allowing development in high fire danger areas and do a risk assessment for potential loss of life and property. As we continue to have hotter and hotter weather, and less and less rain, planning and governing agencies need to be mindful and more responsible in choosing development projects; approving a massive project such as this in an area of such high fire risk is irresponsible decision making.

Water Supply
The homes that surround this development get their water from private wells. Because this development does not have access to County infrastructure such as water, it will also need to use wells to sustain their facility. The new meteorological normal that is now years of intermittent drought, suggests that a large development like this, puts nearby tax paying land owners in Tuolumne County at risk of losing their water. Water is more and more a fragile resource and this development will surely impact the neighboring homes' water supply, to suggest it won't is short sighted and, furthermore, cannot be proven. A complete study of the water source and how this development will impact existing properties' water supply needs to be done. What guarantees do neighboring residents have that the development will not drain the area of water? Without an EIR, it is not possible to even begin answering that question. Even with an EIR, it will be difficult. Nonetheless, the risk is there and it must be addressed.

Sewage
This site has no county utilities, not water or sewer. This means a special commercial sewage system needs to be created without county support. Those systems eventually fail, and when they do, what will the backup plan be? The plan does not show one. Furthermore, according to the proposal, Hansji intends to install a similar sewage system as Rush Creek Lodge. It is well known that the sewage system at Rush Creek is struggling with capacity and operational issues that are causing repugnant and hazardous spills of black/grey water. This gives area homeowners in the surrounding area grave cause for concern. How will our water supply and our overall environment be protected from these inevitable issues?

The current Hansji proposal shows leach fields that are directly adjacent to private property on a downhill slope that feeds a meadow and a spring below. That meadow contains wells for neighboring cabins fed by groundwater. At 1905 linear feet, the size of the leach fields for this type of development are not insignificant. Studies need to be done on what impact these fields will have in regards to potential contamination of current residents' water supply, as well the unpleasant impacts of off gassing and general foul odors. The risk of water supply contamination in existing wells is an impact that needs to be studied and addressed.

Further, in examining the Hansji site plan, the water flow directional arrow where the leach fields are proposed is not facing the correct direction. The arrow erroneously indicates that water flow in the area runs downhill toward Sawmill Mountain Road. This is simply false. One visit to the land to observe its topography, clearly reveals that the water flow this directional arrow indicates is gravitationally impossible. The arrow where the leach fields are proposed should be indicating westerly downward flow toward the meadow as, in reality, this is actually what happens. Because in the current site plan, the arrow is falsely indicating that water will flow uphill toward Sawmill Mountain Road, it would make it appear that the leach lines will have no impact on existing water supply. The fact is, water flow in this area is downhill and directly feeds local residences' water supply. At best, the arrow in this site map is negligent misrepresentation of reality, at worst fraudulent.

Socio-Economic Impact
The socio-economic impact of this project cannot be understated. This is a very remote, rural area that is accustomed to a mild amount of drive thru traffic on the way to Yosemite, as well as summer visits of campers at nearby Yosemite Lakes Resort. And that is all. The increased traffic, noise and congestion of at least 100,000 people a year converging on this small area is not to be underestimated. There needs to be thorough studies that will specifically examine how this

number of people will impact the surrounding community and what those impacts will do to the small, quiet and peaceful community that currently resides in the area.

Furthermore, the occupancy rate of the hotels in the area does not suggest a lack of available accommodations for tourists, if anything, it suggests that there is plenty of available lodging, even in the summer months. An additional 240 rooms in the area will, no doubt, have a dire fiscal impact on the small local hotels and mom and pop B&B's in the area as it will siphon off customers who want accommodations closer to Yosemite. The hotels in Groveland and the small B&Bs along the 120 corridor will, no doubt, feel a significant impact of a large hotel with expansive amenities being built in the area. These small lodges simply cannot compete with the type of development that is being proposed.

These economic changes are likely to force many existing business to close, leading to vacant commercial buildings and physical blight.

Archeological Value of the Land

There are several sites of archeological significance in the area surrounding the Manly property. I have attached a map of a survey done in 1990 that shows these nearby sites. I believe a similar study has been done on Manly's land, but because I am not the land owner, I do not have access to it. The land surrounding the Manly property has officially marked Indian grinding stones, etc. which would seem to suggest that the land in question might also have similar artifacts. There needs to be a complete study of the potential archeological importance of this land through a Cultural Resource Survey; all the proper government entities need to be contacted and involved in the cultural assessment of this land.

Additionally, the Me-Wuk band of Indians have considered this land sacred for generations. They collect medicinal plants and herbs from this specific area. The current proposal from Hansji has a section entitled "Historic Heritage" and it suggests they are working in collaboration with the Me-Wuk:

> "The Southern Sierra Me-Wuk, originally lived in present Yosemite National Park and central western Sierra Nevada foothills in California. Through a collaborative effort with the Tuolumne Me-Wuk Tribal Council, their cultural heritage of the area will be celebrated in several meaningful ways as they may be permit. This could be done through visual displays both indoors and outside, as well as special educational programs available to the visitor."

In fact, the Me-Wuk have not been consulted in this regards to this project. An elder of the tribe specifically asked to be part of the process but, as of this writing, has not been contacted. At the very least, the Me-Wuk should be consulted but more so, an impact study should be done in regards to how this will affect a local Native American Tribe's ability to use the land.

Wildlife Habitat

This area is a significant source of food and habitat for the wildlife that live here and it is specifically used as a corridor by Mule Deer and other animals to get to the meadow below to feed. This development will completely cut off the access of this important corridor for animals and force them to find a new, and most likely more dangerous path.

In addition to being a significant and important wildlife corridor, the land in question is also known as a habitat for arboreal salamanders, spotted owl, mountain lion, bobcat (lynx), bats and pacific chorus frog. Many of these are on federal threatened/endangered lists. In fact, when this land was rezoned in 1991, the presence of the Spotted Owl was noted and yet, this was not considered and the land was rezoned anyway. More recently the area has been known to be habitat for the CA Newt, which is on the watch list of endangered species. A thorough study needs to be done to determine what type of endangered wildlife call this land home and how this development will impact their ability to continue to survive and thrive.

Cumulative Effects of Other Developments

The Hansji project is just one of several proposed future developments in this area, and to approve this project in a vacuum, without looking at the long term cumulative impacts amounts to irresponsible long term planning. Berkeley Camp, that was lost in the 2013 Rim Fire is being rebuilt, Yosemite Lakes in Hardin Flat is proposing an expansion and, on the other side of Hwy 120 across from the Hansji development, also on Manly land, a "Glamping" development is being

proposed. All of these proposals need to be weighed together to accurately assess the increased risks of fire, traffic, congestion, noise, infrastructure, public safety among other things. This project is just one among many that are being proposed, these projects will not only dramatically change the face of this area, but will also have lasting impacts that, by and large would be considered negative by the community. The impact of this one project needs to be studied as part of the whole in relationship to the other growth and development happening in the area.

Public Safety Infrastructure

In the proposal, Hansji offers a vague acknowledgment that the County is not equipped to take on the new and significant burden of such a large development, yet offers no solutions to addressing it:

> "...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."

Clearly, this project will create an undue and new burden on County Services that the County is not prepared for and that, it would appear, the County has no plans to address at this time. Fire, ambulance, sheriff services are miles away from this project. A study needs to be done to address how the County will not only support new development with services but what the impact will be with the increased demand.

Traffic and Congestion

This hotel development is going to create substantial traffic and congestion for both the surrounding community, and the residents of Sawmill Mountain Road, in particular. Sawmill Mountain Road, AKA Forest Route 1S03, is a government fire road easement that acts as an access road for the residents and, additionally, it provides forest access for seasonal campers and hunters. We question the wisdom and the legality of using this government road for commercial access. Additionally, the plan does not classify Sawmill Mountain Road as a cul-de-sac; this position needs to be reexamined. Once on Sawmill Mountain, the only way one can leave the area, is to turn around and go back the way they came. Sawmill Mountain may not be a typical cul-de-sac, but an argument can be made that it is one and, thus, the traffic impacts should be considered accordingly.

Having the hotel entrances/exits directly off Sawmill Mountain Road creates an undue and unfair hardship for the existing residents. This development will mean a massive number of cars and people will descend upon what is now, a very remote road leading to a zoned Rural Residential neighborhood, used primarily by the residents.

The site map submitted by Hansji shows an access on the east end of the property directly off Hwy 120. Why is this access not considered as the main entrance? Every other hotel establishment in the Hwy 120 corridor has its access directly off the highway, why is this development seemingly exempt from that?

Putting the access on Sawmill Mountain Road simply cannot be mitigated; it will create a substantial amount of traffic where, literally, none currently exists. Additionally, it poses potential hazards for residents from the number of hotel guests who will undoubtedly drive up Sawmill Mountain to "explore" the area and go sightseeing, doing so potentially in a reckless manner. Furthermore, as many of the residents are part time, they are left vulnerable to the risk of trespassing and theft by the mass of nearby visitors.

Lastly, the Hansji plan does not actually detail any real or meaningful traffic plan rather, as shown below, it indicates a plan to have a plan. Without a real traffic plan, there is no way to fully understand the complete scope of the impacts on the residents and the surrounding area:

> "KdAnderson & Associates (KDA) has provided technical guidance to the project team regarding the design of the project's access to State Route based on the criteria contain in the Caltrans Highway Design Manual. This work has included identification of design standards for left turn channelization and evaluation of alternatives for highway widening

to minimize off-site disruption. KDA has also advised regarding truck access and internal circulation design issues based on AASHTO truck and bus turning design standards."

There are no dedicated drawings, no supporting evidence or thoughtful amelioration or design. This paragraph above is the sole plan for traffic in the document. In its lack of detail, this portion of the plan seems incomplete and irresponsible.

Encroachment vs. Access Road

This plan indicates an "encroachment" on Manly's land that, in fact, is an access road that has been used by homeowners for decades to access their property below. In a conversation with the developer back in April, it was indicated that Manly had the right to shut that "encroachment" down, thus denying homeowners access to their property. This access to their properties needs to be protected and recorded.

Helipad

Proposing a helipad for emergency use and for "the surrounding community" is flat out absurd. This pad sits at the base of residents' driveway and is a visual affront to all property owners and, it is designed to be out of eyesight for the hotel guests, and with convenient and easy emergency response access. It would seem that every consideration for the placement of this helipad to benefit the project was taken into account, but the plans show no consideration for the impact on the property owners who live with it daily:

> "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."

This is simply no mitigating the presence of a helipad for the area.

Impact

As tax paying residents of the County, we have the right to the peaceful, safe enjoyment of our property and to not be put at risk with a congestion of cars and people flooding our small area. Existing residents should not be so severely impacted and, in looking at this plan, completely not considered. This project puts our community at risk of fire danger, losing our water supply, contaminating existing groundwater, and forever losing the peaceful enjoyment of our property.

The Hansji proposal has taken into account every consideration to benefit the project but shows no consideration for those who will be most impacted by it, the residents of Sawmill Mountain. This is made painfully evident by the developer's description of the project:

> "Set back from the 120 highway, the architectural massing builds from the initial 1-story General Store to the 2-story Event Center and ultimately to the 3-story Lodging accommodations."

As indicated, this plan shows more concern for the view from Highway 120, rather than how the surrounding neighbors' view is impacted. This one sentence is the most telling and is indicative of the developer's lack of consideration for the existing residents and the surrounding community overall.

How do you mitigate the 24 hour of presence of hotel lighting in an area where there is not even a street light? How do you mitigate the massive influx of car and foot traffic of 100,000 or more people per year descending on a small community of roughly 30 souls? How do you mitigate the permanent loss of a view shed that is solely comprised of emerging forest and distant mountains? How do you mitigate a helipad, literally, a few feet away from a County zoned Rural Residential Neighborhood?

The answer is you simply cannot. In addition to preparing an EIR, The County needs to seriously consider that this project is not compatible for the area and that, in fact, the zoning itself has created this problem.

Thank you for reading our comments, we appreciate your time.

Regards,

Robert & Sarah Vidra
772 Geraldine Dr
Incline Village, NV 89451

Taryn Vanderpan

From: Carissa Levy <hprmot7@yahoo.com>
Sent: Friday, December 28, 2018 10:22 AM
To: Quincy Yaley
Cc: Carissa Levy
Subject: Response to Hardin Flat LLC/Hansji Corporation Site Development
Attachments: Doc Dec 28, 2018 1012.pdf; Tuolumne County Response.docx

Mr. Yaley,

Please see the attached word document in response to the comment request received by your office on the Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003. We appreciate the opportunity to express our concern.

Thank you for your attention and consideration.

Sincerely,

Eugene Paden

Taryn Vanderpan

From: Peter Kampa <pkampa@kampacs.com>
Sent: Friday, December 21, 2018 11:33 AM
To: Quincy Yaley
Cc: Murphy, Andy@CALFIRE
Subject: Response to Notice of Site Development Permit (SDP 2018-03)
Attachments: Initial Response, Request for Notification.pdf

Quincy,
Attached please find the signed response from Groveland CSD for the above referenced project. We look forward to participating in the project review process. Please let me know if you need anything else from the CSD at this time.
Sincerely,

Peter J. Kampa

General Manager
Groveland Community Services District
(209) 591-7100 (Cell)
(209) 962-7161, ext 24 (Groveland Office)

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, supression, 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: _____ December 21, 2018

Agency: Groveland Community Services District Date: _____

Taryn Vanderpan

From: Andy Nickell <andynickell@gmail.com>
Sent: Friday, December 28, 2018 8:20 AM
To: Quincy Yaley
Cc: John Gray
Subject: Sawmill mountain area Hansji Development public comment
Attachments: Public Comment for Hanji Project.pdf

Hello Quincy and John
Please see attached document with my public comment for the proposed Hardin Flat LLC/Hansji development on sawmill mountain.
Thank you
Andy Nickell
--
Andy Nickell

Dear Quincy,

This letter is in reply to the Tuolumne County planning department's request for public comment on the proposed Terra Vi Lodge, Hardin Flat LLC/ Hansji Corporation Site Development Permit SDP18-003, Assessor's Parcel Number: 068-120-060 and 068-120-061

As a lifelong resident of Hardin Flat road I wish to express my comments and concerns about this proposed development.

First having the initial public comment period deadline during the holiday season when many people are traveling and busy with family makes it seem as if the county is hoping that this project would be able to sneak under the radar and avoid as much attention from the public as possible. This immediately makes the county seem disingenuous in its approach to this project.

Additionally the list of stakeholders who were contacted should have been far larger, to include all residents of Hardin Flat at the very least. Expanding it to 2000 feet is not sufficient in such a rural area given the scope of the project and dramatic impact it could have on local residents and businesses.

The proposed site is located on an officially designated scenic state highway and has very few mature trees left after what was lost during the rim fire and subsequent bark beetle infestation, giving very little tree cover to hide this giant resort from the public's view.

This site is in the path of mule deer migration and is commonly an area which mule deer spend a great deal of time in the winter, this development would undoubtedly have some kind of negative impact on our already stressed deer herd, this is just one of many reasons a full Environment Impact Report should be required before this project can move forward.

The proposed entry location on Sawmill Mountain road is located on a very busy stretch of highway 120 without good visibility, currently this intersection receives very little use which is a good thing due to its location near one of the very few places where it is safe to legally pass. Adding a significant amount of traffic to this intersection creates a potentially dangerous situation due to the visibility for drivers traveling in the eastbound direction. A traffic study would also be a wise idea.

This new hotel would potentially bring the need for dozens if not hundreds of employees with no planned onsite housing. The rental market in Groveland is extremely tight with many people having a very hard time finding affordable housing. As is typical with the hospitality industry the majority of the jobs created by this development would in the $12-$16/hr range, a wage that makes buying a home quite difficult if not impossible in the current market in our area, this relegates the majority of employees to entering the rental market which simply does

not have the needed volume. Rush Creek Lodge and Evergreen Lodge have hundreds of employees in onsite housing and still have a difficult time finding enough people to hire due to lack of affordable housing in the area. The Pine Mountain Lake area has seen a dramatic increase in Air BNB style nightly rentals, which has removed a significant amount of formerly affordable housing from the local market, which has only exacerbated the affordable housing crunch.

The plan states that the property will receive its water from 2 onsite wells, this seems problematic due to the fact that many of the neighboring properties have very poor wells that have only lessened in quality over the past years. Not only will a resort of this magnitude likely impact the wells of neighboring properties they also will likely draw down their own water table and create the need to drill even more wells and further diminish local ground water supplies.

There is no appropriate location to disperse wastewater on this property for a development of this size. The proposed location is directly uphill of multiple existing developed private properties with drinking water wells, which are in the direct drainage of the area if there were to be a sewage or wastewater spill of any kind. If the water treatment area were to be placed on the East side of the development instead any spill would drain directly into the South Fork of the Tuolumne River via the semi seasonal stream that runs across the eastern most tip of the property.

The project site is located within the rim fire burn scar and is still in an area highly susceptible to wild fire, with state fire resources already strapped, does the county feel that the addition of this new lodge is wise from a fire protection stand point?

This project would have significant impact on several adjacent properties many of which have been in the same families for multiple decades. No matter how this property is developed there will be increased noise, activity and loss of view from the current properties. This will undoubtedly reduce property values both monetarily and a from a desirability standpoint.

Every year Yosemite seems to become a more popular place, often in the summer time there is so much traffic trying to enter the park via highway 120 that traffic is backed up as far as the eastern entrance to Hardin Flat Road, it is possible to love a place to death. Do we as residents of Tuolumne County really want to bring even more people to the area? This resort is only going to increase the volume of local traffic making the problem worse.

Thank you for your consideration. And please add us to the list of stakeholders would like to be kept up to date on all future aspects of this project and any others in the Hardin Flat and Sawmill Mountain areas.

Andrew Nickell & Sabrina Perry-Guarnido
33569 Hardin Flat Road

Groveland CA 95321

CC John Gray

Taryn Vanderpan

From: Lee Zimmerman <leez@evergreenlodge.com>
Sent: Monday, December 24, 2018 8:46 AM
To: Quincy Yaley
Cc: John Gray; Jim Junette; Brian Anderluh
Subject: Sawmill Mountain Development Comments
Attachments: Sawmill Mtn Development Reply - EGL & RCL.pdf

Hi Quincy,

I hope all is well with you.

Attached are our comments related to the proposed Sawmill Mountain Development (Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003, Assessor's Parcel Numbers: 068-120-060 and 068-120-061) in follow up to your request for stakeholder comment.

Can you please confirm back your receipt of the attached PDF letter?

Thank you, and happy holidays,

Lee

~~~~~~~~~~~~~~~~~~~~~~~~~

Lee Zimmerman
Evergreen Lodge, Yosemite
Rush Creek Lodge, Yosemite
(415) 609-2222
leez@evergreenlodge.com
www.evergreenlodge.com
www.rushcreeklodge.com
~~~~~~~~~~~~~~~~~~~~~~~~~

Evergreen Lodge
YOSEMITE EST. 1921

YOSEMITE
RUSH CREEK
LODGE

December 24, 2018

Dear Quincy,

This letter is in reply to your request for comments regarding the submittal by Hardin Flat LLC/Hansji Corporation related to Site Development Permit SDP18-003 on Assessor's Parcel Numbers: 068-120-060 and 068-120-061.

A couple of process comments:

1. The timing of required comments being due on December 28th during the holiday period has raised questions in the community regarding transparency and good faith by the County in valuing and honoring stakeholder input. This has created the perception that an effort is underway to fast track the development and bypass stakeholders.

2. The stakeholder list not including Groveland area businesses and others along the Highway 120 corridor reinforced the concern above. We request to please be included as a stakeholder in this and other proposed new developments and expansions to existing developments along the Highway 120 corridor moving forward. We believe the owners of the Groveland Hotel & Hotel Charlotte, among others, would also like to be included.

Hansji appears to have incorporated many thoughtful elements into their design. Here are our initial comments on the proposed development:

The scale of improvements and number of rooms proposed is not consistent with the rest of the Groveland/Highway 120 corridor. 250 hotel rooms are proposed, significantly more than any other facility in the area. The exact count of rooms was unclear, as the plan cover sheet says 140 hotel rooms and 100 cabin rooms, but the drawings appear to show the following room counts on the three floors: 53, 53 and 45, which totals 151, not 140.

We believe the County is also considering a proposal for a 100+ room increase at Yosemite Lakes and a 100+ glamping sites on the Manley parcel on the south side of Highway 120. The Hansji development and these additional accommodations would much more than double the Yosemite-oriented accommodation in the immediate area and could have dramatic near-term effects on existing area hospitality businesses, which have

Evergreen Lodge
33160 Evergreen Road
Groveland, CA 95321
EvergreenLodge.com
(209) 379-2606

Rush Creek Lodge
34001 Highway 120
Groveland, CA 95321
RushCreekLodge.com
(209) 379-2373

already been financially stressed by the Ferguson Fire and last year's flooding and associated Yosemite closure. While we know the County is excited about expanding its tax base, such aggressive nearly simultaneous facilities approvals/additions put the existing tax base at risk. We encourage the County to be thoughtful about the scale and pace of development along the corridor.

The proposed improvements appear to be 175,000 sq ft, larger than anything else in the Highway 120 corridor. The plans say 101,000 square feet for phase I structures, but the individual structure square footages are called out on the plan sheets as follows: Commercial 1st floor: 19,200 sq ft, Hotel 1st floor: 33,200 sq ft, Hotel 2nd floor: 33,200 sq ft, Hotel 3rd floor: 33,200 sq ft, Reception: 3,200 sq ft. These total 122,000 sq ft, so perhaps we are misunderstanding the discrepancy between the 101,000 sq ft called out on the plan cover sheet. The proposed 100 rooms in the 4-plex two-story cabins make up the other 53,000 sq ft, which makes the scale of development 175,000 sq ft.

Highway 120 in our area is an officially designated State Scenic Highway, which Cal Trans defines in part by "...the extent to which development intrudes upon the traveler's enjoyment of the view." The development as proposed, with its continuous, sprawling complex as shown on sheet A2.0 of the architectural plans, will have an enormous, highly visible presence from Highway 120. This design does not seem in keeping with the nature of the scenic corridor and associated designation.

While the rendering on sheet T0.02 shows an extensive array of large, mature trees separating the complex from the highway, this is not the case, nor would it be any time soon. There is in fact very little visual break from the highway, and none at all in several areas. The proximity of the development to the highway and the fact that the improvements are uphill from the highway will leave the extensive complex highly visible from the road in both directions. Such a large complex designed parallel to the highway with connected structures with such dramatic visibility from the road will be highly inconsistent with the rest of the scenic corridor.

It is important that what gets constructed at Sawmill Mountain Road be appropriate for its highly visible roadside location and that it be consistent with the scale of other area hospitality facilities. This concern is also important as it relates to the long-time neighbors, many of whose families homesteaded the area, and who deserve to retain the rustic, undeveloped feel of their surroundings and view corridors.

We encourage thoughtful planning regarding traffic and access in the area. We question using Sawmill Road as the access to/from the development, as that choice may have significant impacts on area homeowners. We have general concern for the traffic and safety impact of the combination of developments planned for the area, including Hansji's, the large glamping development on Manley land immediately across the road, the rebuilding of Berkeley Camp and the Yosemite Lakes improvements, the latter two of which will impact the immediately adjacent highway area at Hardin Flat Road.

Numerous Sawmill area neighbors have reached out to us regarding their concern about a number of issues, and we encourage the County to do everything possible to address the concerns of the neighbors given their proximity to the development and their historical presence in and commitment to the area.

In particular, neighbors have expressed concern about the zoning change that went through 25+ years ago potentially without sufficient analysis regarding endangered species and development impacts. They have also raised questions about current endangered species presence and habitat, and we encourage appropriate scale of environmental review to ensure potential concerns have been analyzed and addressed, as it will serve all parties well to remove/address these issues on the front end.

On a specific note, we were surprised that the guest room and cabin wastewater system appears to be a standard septic system rather than a waste treatment system with a higher treatment standard. We had thought that level of treatment would now be the standard based on the development requirements at our facility at Rush Creek.

We were also surprised that there is no staff housing planned for the development, and that the developer is apparently relying on the immediate area to provide all staff for the project. Such a decision could have an impact on the entire Groveland area labor market and associated businesses given the very limited availability of local staff and the associated lack of moderately priced housing in the area. Note that between our two lodges, which combined have fewer rooms than this proposed development, we house over 150 staff in onsite housing and couldn't operate successfully without this employee housing.

Overall, the immediate neighbors, whose lives and lands will be significantly impacted by the development, have found this proposal inconsistent with that which was presented to them by the developers during the onsite meeting just a few months ago. Among other things, the scale of this proposal is much larger than presented and is raising grave concerns among area residents.

With this in mind, we suggest the County extend the comment period into the new year rather than rush or compromise/limit the input of concerned parties. By way of example, we understand that the National Forest Service expert who would normally coordinate such a reply is not currently in town due to the holidays, and that the NFS may have to have someone else attempt to compose a quick reply in time to meet the County deadline. The partial government shutdown is likely exacerbating this issue and is another reason to extend the comment period.

Since players have changed over time, we want to remind all parties of the extensive but very thoughtful process that was involved in approving the Evergreen Lodge and Rush Creek Lodge developments and of the success of both developments in the community as

a result of that disciplined process. Rush Creek's development approval, which pre-dated our involvement, was years in the making despite the land already having been in use for lodging and the only neighbor being the NFS (property purchased in 1987 with initial entitlements approved in 2001). This process, while painful, ensured all parties were heard and all concerns thoughtfully addressed. The addition of onsite staff housing to the planned project took nearly 3 additional years, with approval coming in 2004. We don't suggest that any project should endure that pace of approval, but given the number of immediate neighbors involved, the scale of what is being proposed and its impact on the Groveland housing, staffing and hospitality markets, along with the other hospitality additions planned in the immediate area which will exacerbate the impact of this development, we encourage discipline, thoughtfulness, and the hearing of all voices in the approval process.

Again, for historical reference, note that the additions of hotel rooms to the area by our organization happened incrementally over many years, and after years of experience to understand the area, all stakeholders, the labor pool, the Yosemite market, county priorities, etc. We bought the Evergreen Lodge in 2001 and added our initial 48 rooms there in 2004. We then added 24 more rooms in 2009. Then 7 years later in 2016 we opened Rush Creek. These stepwise additions over time allowed new inventory to be successfully absorbed into the marketplace, and this disciplined approach has proven out well for the community overall.

We hope our comments are helpful in supporting a thoughtful and methodical approach to the development analysis for the proposed project.

Feel free to call me if we can provide any additional information.

Sincerely,

Lee Zimmerman

cc John Gray, Jim Junette

Taryn Vanderpan

From: louis <louis@venturesir.com>
Sent: Friday, December 28, 2018 3:18 PM
To: Quincy Yaley
Cc: louis@venturesir.com
Subject: Sawmill Mountain Resort Project

Since we often live out of area, had not heard of this project until today. Have owned 2nd home on Hardin Flat for 10 years. Am replying from cell phone, as have no other access to wireless this eve.
1. Dec 28th deadline and failure to notice all nearby affected owners seems intended to reduce input and result in a predetermined result.
2. This will devastate many other local businesses.
3. Water shortage and environmental impact will tax resources and destroy views and habitat.
4. More units are not needed when existing struggle.
5. Focus should be first on revamping and improving resources in established areas of county.
6. Example: County allows rollover of tax base under props 60 and 90. Encourage development around Tuolumne City and Sonora to appeal in a positive way to those who would consider a move. The potential in getting services improved in existing areas can have huge benefit to all in county.
7. We oppose project.

Thank you,
Louis & Margene Rivara
925-200-6917

Sent from my Samsung Galaxy smartphone.

Taryn Vanderpan

From: Joan Benson <joanmbenson@gmail.com>
Sent: Friday, December 28, 2018 9:58 AM
To: Quincy Yaley; John Gray
Subject: Sawmill Mountain Road Development

Mr. Yaley,
I have been coming to Sawmill Mountain Road regularly since the mid 1970s, first to visit family friends, and later to visit my daughter, who purchased a cabin there in 2010. The cabins and community in this area have been a place of joy, solace and respite to me for more than 40 years.

I'm writing to request an Environmental Impact Report for the proposed site development permit SDP18-003 so that I may understand how this development will impact the area and the people whom I hold so dearly in my heart.

From what I understand, the development will have 240 guest rooms, 25 four bedroom cabins, a shopping market, a helicopter landing pad, and a large event space. A helicopter pad?! This is insanity. Not only will the development negatively impact the wildlife and habitat, the water supply, and the sewage situation, it will also fundamentally change the lives of the multi-generations of residents -- families who have lived peacefully on Sawmill Mountain Road for more than 100 years. How can the county take a peaceful, non-lit rural neighborhood and turn it into a massive resort that will create 24 hours of people coming and going, traffic, lighting, parking, etc.? It just feels morally wrong to me.

I've also heard the development could increase the fire risk. After the Rim Fire and all the devastation these families have been through to recover, it is so deeply heartbreaking that they have to face this as well.

Also, from an aesthetic point of view, the plans call for multiple buildings that are modern-looking -- they look like elementary schools from the 1980s. At the very least, the developer should work to make the buildings look like they fit in the woods.

The residents desperately need to have a say in things like the location of the buildings, the look and feel of the development, where the parking will be, the hours the market can stay open. The environmental impact report is the first step in understanding the impacts so the residents can have a say.

Joan Benson
510-393-8887

Taryn Vanderpan

From: Dan Courtney <dan@excaliburre.com>
Sent: Saturday, December 29, 2018 12:04 AM
To: Dan Courtney; Quincy Yaley
Subject: Sawmill Mountain WIldlife
Attachments: manly letter opposition.JPG

Ms. Yaney,
I would also like to place the attached letter on the record with regards to evidence of endangered species and other wildlife on the Manly property at Sawmill Mountain Road.
Sincerely,
Dan Courtney

Dan F Courtney
La Jolla, CA
(858) 551-5455 p / f
(858) 337-7019 c

TIMOTHY R. MANLY
POST OFFICE BOX 130
MOCCASIN, CALIFORNIA 95347
(209) 984-0809

May 4, 2001

Sean Conrad, Planner I
Community Development Department
2 South Green Street
Sonora, CA 95370

re: Cell tower: 01CUP-13

Dear Mr. Conrad:

We are landowners adjacent to the south of the above-referenced project. We oppose the project in that it is not compatible with the surrounding land uses, will cause negative visual impacts, reduced land values, and presents possible health hazards from radio waves.

Additionally the tower and related construction activity may have negative impacts on local wildlife and botanical resources. These potential impacts cannot be assessed without proper studies by qualified professionals. Local residents have previously testified before the South County Planning Commission and the Board of Supervisors that California Spotted Owls landed right on their porches and that the area was literally crawling with wildlife of all descriptions.

The area has been settled for many years; have the impacts to cultural resources (historic and prehistoric) been properly addressed?

Finally, as can be seen on the maps accompanying the notice we received; the proposed location does not front on Sawmill Mountain Road. The southern portion of the access road shown on the plot plan is on our property. There is no easement deeded or dedicated. Nor will we grant an easement.

Should you have any questions, please advise. Thank you for your consideration.

Sincerely,

Carol L. Manly

Timothy R. Manly

Taryn Vanderpan

From: Dave Whiting <dkwhiting@me.com>
Sent: Thursday, December 27, 2018 11:23 AM
To: Quincy Yaley
Cc: John Gray
Subject: Sawmill Mt Road Development
Attachments: URGENT FLYER.pdf

I received a flyer from a property owner off of Sawmill Mt Rd about a new development planned. (attached) I'm reaching out voice my thoughts as a longtime property owner off of Hells Hollow Rd and who has gone to the area for over 50+ years.

1. I'm not opposed to development and I see the need for lodging near Yosemite Park, a worldwide destination.
2. I love what has happened to Evergreen Lodge (I used to stay their as a kid) and Rush Creek.

Here's my concerns

1. If what I'm reading from this flyer is true a couple of things jump out at me
    a. Helicopter landing pad.....for what? Guests? Seems excessive if that's true.
    b. Seems rather large compared to Evergreen or Rush Creek. Needs to blend in with the surroundings.

I also heard that a concerned property owner went around to the businesses of Groveland and in their words "NO ONE knew about it." When Evergreen/Rush Creek were being developed, I was aware of what was happening. This is the first I've heard of this project. Seems like it's moving along quickly is that's the truth.

Also I heard no EIR study has not been done on how it will impact the area. I would hope that an EIR would be done to protect the area in the future.

Thanks for listening
Dave Whiting

URGENT! PUBLIC COMMENT NEEDED

by DECEMBER 28TH

SOUTHERN CALIFORNIA DEVELOPMENT FIRM PLANNING MASSIVE HOTEL IN OUR COMMUNITY

Proposed *Terra Vi Lodge* is a 154,098 sq foot Hotel Complex:

- *240 Guest Rooms*
- *25-4 bedroom cabins*
  (100 more total rooms than Rush Creek)
- *Large Event Space*
- *Shopping market*
- *286 parking spaces*
- *Multiple out-buildings*
- *Helicopter Landing Pad*
- *Modern Southern CA aesthetic*
- *Design Inconsistent w/Our Community*

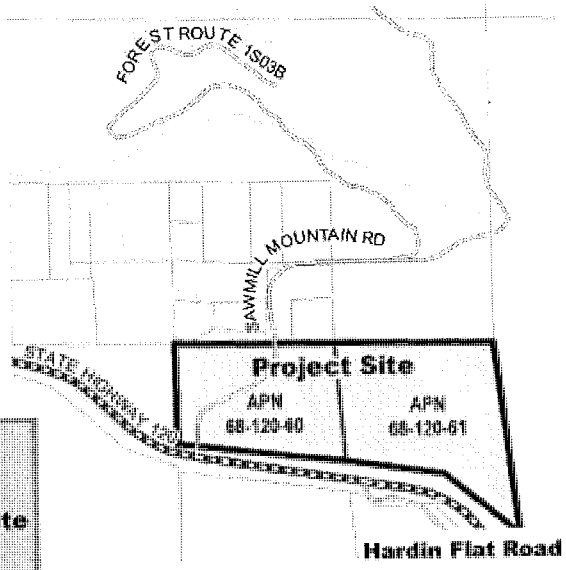
EMAIL ALL ENVIRONMENTAL & OTHER CONCERNS TO:

ACT NOW! COMMENT DEADLINE: December 28th

→ **QUINCY YALEY**
Assistant Development Dir.
(209) 533-5633
qyaley@co.tuolumne.ca.us

→ **CC: SUPERVISOR JOHN GRAY** Groveland, Dist. 4
jgray@co.tuolumne.ca.us
Phone: (209) 533-5521

PROJECT SITE



Sawmill Mountain Road

PROJECT INFO:
tuolumnecounty.ca.gov/1158/Terra-Vi-Lodge-Yosemite

EXPANDED HWY 120

LOS ANGELES AREA DEVELOPER WITH NO CONCERN FOR THESE NEGATIVE IMPACTS:

•Destroys Wildlife & Habitat •Threatens Water Supply •Burdens Public Utilities
•Harms Air Quality •Destroys Timberlands •Drastically Increases Traffic •Extreme Fire Risk
•Creates Overcrowding & Noise •Endangers Native Plants Utilized by the Me-Wuk Tribe

Taryn Vanderpan

From: Erin Rosvold <erinrosvold@gmail.com>
Sent: Thursday, December 27, 2018 8:53 PM
To: Quincy Yaley
Cc: jgray@co.tuolumne.cs.us
Subject: Sawmill MTN development?

Hello! It has just come to our attention that there is a proposed project in a beloved wilderness area that is near and dear to our hearts... Please consider the environmental impact, and we urge you to run an environmental impact report on this project as it relates to the Sawmill Mountain Area.

Thank you!

Erin Rosvold

The County's website and the Stakeholder documents I have reviewed indicate that the County has completed its preliminary review of the project pursuant to CEQA and determined that CEQA applies to the County's approval of the project, that the project is not exempt from CEQA, and that the County must prepare an initial study as described in Public Resources Code section 21151 to inform its decision whether to adopt a Negative Declaration for the project or prepare an Environmental Impact Report for the project. The memorandum to Interested Stakeholders indicates that the purpose of soliciting comments at this time is to assist the county in determining whether it should prepare the initial study or skip that step and proceed directly to issuing a Notice of Preparation of draft Environmental Impact Report, as described in Section 15063(g) of the State EIR Guidelines.

Please notify me immediately if my understanding of these matters is incorrect in any way.

I write now to urge the County to prepare an Environmental Impact Report for the project to evaluate the many significant effects this project will have on the environment."

From: Addie Newcomb (addienewcomb@juno.com
Address: 1960 Wingate Way, Hayward, CA 94541

Subject: Hanajii Project

December 20, 2018

To: Quincy Yaley, Assistant Director, Development
qyaley@co,tuolumne.ca.us
cc: jgray@co,tuloumne.ca.us

Community Resources Agency
Tuolumne County
Hanajii Corporation Parcels I 068-120-060-068-120-061

Sawmill Road property owner: Adelene Newcomb parcel 068-540-016-000

Wow! I am very concerned now- What is the Big rush! To get everything done before year end.

1: Impact of the area: Sawmill Rd, Forestry Rd – have you notified them of the impact? What was their response with all this traffic & destruction? Noise, liability, Fire (did we forget about The Camp Fire & Rim Fire). Safety- For residence walking or children playing

2. Wildlife in the area: What happens to them, how many deer and other animals will we see again when this happens? Big Impact!
Do we have EIR Report? This necessary – I would like a copy please mail me one to the address above.

3. Sewage & Drainage: What do you think is going to happen to our existing wells – our well is only 30 ft. deep? This is a big concern (what a disaster if our spring is contaminated).

4. Let's Work Together and review and come up with something that property owners and developers can come to an understanding. The right thing to do!

Thank you

Adelene Newcomb

JOE NETO JR.

4674 Mia Circle, San Jose, CA 95136 | 650-804-0981 | jneto@law.stanford.edu

December 28, 2018

Assistant Director of Development Quincy Yaley
Assistant Director, Development
Tuolumne County Community Resources Agency
48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370

Dear Assistant Director of Development Quincy Yaley:

I'm writing in regards to a proposed development in the Sawmill Mountain area, just off the 120 Highway in Tuolumne County, in hopes that my concerns about this massive development don't go unheard.

I have been lucky enough to enjoy the beautiful and serene location, that the proposed development of 240 hotel/cabin units would be built upon, thanks to the Lopes family that owns a cabin located at 11272 Sawmill Mountain Area/Road. This has been a labor of love for the Lopes family, in particular Burt Lopes, who built his cabin from the ground up, and has been enjoying and sharing this little slice of heaven for decades. It would be shame to see such a beautiful and peaceful area become consumed with an over-populated, commercialized development, not to mention the severe environmental impact this would have, and the resources it would pull from the taxpayers and residents of the area.

My concerns fall along the line as many residents in the area. An increased developed area will bring more traffic, more people, pull more resources, and require more infrastructure. Increased wild fires, Public Safety in the area (lack of emergency assistance fire, EMT, law enforcement), lack of public sewage, increased use of thin resources (water), and possible groundwater contamination are real concerns that should be addressed before any proposals are taken into consideration. In accordance with the California Environmental Quality Act (CEAQ), an Environmental Impact Report (EIR) must be prepared for any

proposed developments/projects that can be proven to have a significant effect on the environment. In accordance with California case law, if the Department is presented with a fair argument that a project may have a significant effect on the environment, it shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect.

To outline the major issues that have residents, homeowners, and myself concerned are:

1) Fire – California has had a historic run of drought and wild fires over the past decade. The Hardin Flat area has had its share of fire damage, in the past few years, and this development is smack dab in the middle of an area that was just ravaged with fire. An increased population in the area, from this development, will put more people at risk, and could potentially bring on lawsuits.
2) Public Safety – Lack of emergency services such as firefighters/station, EMTs, & law enforcement, as well as no immediate emergency facilities in the area, will need to be addressed. The burden that the increased population in the area will put on these services, will pull from the resources available to current residents and taxpayers in the area.
3) Sewer – an extensive commercial sewer plan will need to be installed into the area, where there is no current public sewage line included. The fear is that this could potential lead to the groundwater becoming contaminated. More potential lawsuits.
4) Water – studies have proven that longer spells of drought are a reality for Californians. The increased demand on an already dwindling and uncertain resource, year in year out, will pull more resources from the residents and taxpayers in the area.

A concern of my own is regarding the wildlife in the area. How will this affect the animals, insects, and flora in and around the area. Increased commercialization, traffic, and human population will have an impact on resources shared amongst homeowners, taxpayers and the wildlife that has called this place home for decades, upon decades.

Thank you for listening to my concerns, as a frequent visitor the Lopes cabin. It would be a shame to hinder these folks' livelihood by building such a massive development in their neighboring yards. These homeowners have endured a lot over the years, to keep their

homes safe, sound, and a place of refuge from the bustling lives they lead. Please consider these matters for present and future families that will inherit these one of kind homes.

Sincerely,

Joe Neto Jr.
Frequent Visitor to Lopes Cabin
11272 Sawmill Mountain Road/Area

April Lujan

497 Menker Ave • San Jose, CA 95128 • Phone: (408) 921-9411
E-Mail: april.lujan19@gmail.com

Date: December 27, 2018

Quincy Yaley
Assistant Director, Development
Tuolumne County Community Resources Agency
48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370

Dear Assistant Director of Development Quincy Yaley:

I am writing to you in regards to the development of Terra Vi Lodge that has begun planning in the Sawmill Mountain Area along State Highway 120 in Tuolumne County. As stated in the memo to the interested stakeholders, the County of Tuolumne values comments during the planning process of this proposed lodge. Being that my family owns a cabin in this area, which is located at 11272 Sawmill Mountain Area/Road, I am extending my concerns to the appropriate personnel.

There has been much communication between the current owners of land in the Sawmill Mountain Area that includes great apprehension to this development as well as an unfound Environmental Impact Report that is mandated under the California Environmental Quality Act (CEAQ). This act, as stated from the CA.GOV website, explains that "an EIR must be prepared whenever there is substantial evidence, in light of the whole record, that a project may have a significant effect on the environment. In accordance with California case law, if the Department is presented with a fair argument that a project may have a significant effect on the environment, it shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect." There is sufficient evidence surrounding the Sawmill Mountain Area that suffices a report to be completed due to the high risk of fires, the fact that no public sewer is currently functioning, and the strong argument surrounding the impact this resort will have on water supply; just to name a few.

My grandfather purchased land in the 1960's with the dream of building a cabin in the beautiful, quiet sanctuary of Sawmill Mountain Area. He and other landowners have spent many dedicated hours creating their homes that are now in danger of facing exposure to sewer drainage that can cause the contamination of our ground water. Water has always been a worrisome topic as private wells can run dry and droughts are more common than in past years leading to the risk of losing water supplies at the dwellings. With the building of this proposed resort the water supply would be greatly affected to those of us who do pay our yearly property taxes to the county of Tuolumne.

A final note of interest to this proposal is the idea of public safety. Our family has been homeowners in this area for over 50 years and during those years emergencies have occurred however local assistance is not available.

Being that this land project is very large there would need to be an increase in public safety services (sheriff, fire fighters, EMT's, Highway Patrol, etc.). Ultimately, this could place a burden on the residents within Tuolumne County as taxes seem to be a popular notion in order to raise funding for these types of occupations.

Thank you in advance Assistant Directory Yaley for taking the time to listen the concerns the landowners of Sawmill Mountain have. This Mountain holds dear meanings to each and every owner, as does the County of Tuolumne.

Sincerely,

April Lujan

11272 Sawmill Mountain Road/Area

Wendy McVey
9223 E. Laguna Way
Elk Grove, CA 95758

December 27, 2018

ATTN: Quincy Yaley
Assistant Director, Development
Tuolumne County Community Resources Agency
qyaley@co.tuolumne.ca.us

RE: Site development Permit SDP18-003

CC: Supervisor John Gray

jgray@co.tuolumne.ca.us

Dear Ms. Yaley,

Our family has owned a parcel adjacent to the proposed development since the mid-1940's. We have a family cabin on the land and have been enjoying the South Fork, Middle Fork, Sawmill Mountain and the Groveland community for four generations.

We have reviewed the materials for this project on the County's web site at:
https://www.tuolumnecounty.ca.gov/1158/Terra-Vi-Lodge-Yosemite.

We have also reviewed the December 10, 2018, memorandum to Interested Stakeholders from the Tuolumne County Community Resources Agency regarding this project.

These documents indicate that the County has completed its preliminary review of the project pursuant to CEQA and determined that CEQA applies to the County's approval of the project, that the project is not exempt from CEQA, and that the County must prepare an initial study as described in Public Resources Code section 21151 to inform its decision whether to adopt a Negative Declaration or prepare an Environmental Impact Report for the project. The memorandum to Interested Stakeholders indicates that the purpose of soliciting comments at this time is to assist the county in determining whether it should prepare the initial study or skip that step and proceed directly to issuing a Notice of Preparation of draft Environmental Impact Report, as described in Section 15063(g) of the State EIR Guidelines.

Please notify us immediately if our understanding of these matters is incorrect in any way.

We write now to urge the County to prepare an Environmental Impact Report for the project to evaluate the many significant and negative effects this project will have on the environment.

As governmental agencies, planning and zoning are compelled to work together to create community cohesion and lay the groundwork for responsible development. Good planning and zoning ultimately seek to avoid nuisances, not create them. The land the Hansji Corporation is proposing to develop was historically zoned Timber Production (TPZ) for almost a century. It was eventually sold and subsequently rezoned at the request of the new owner, Robert Manly, to Commercial Recreation (C-K) in 1991 after a contentious battle with local members of the area.

The 1991 County Board of Supervisor's decision to rezone this land created an inherent land use conflict by forcing the abutment of two wildly opposed zoning designations: Rural Residential and Commercial Recreation. This decision all those years ago, opened the door for the Hansji development today and thus, now puts the County in the position of having to defend and mitigate incompatible land uses.

The only other hotel development on this corridor is the 143 room Rush Creek Lodge which opened in 2016 and is a half mile from the Yosemite Park entrance. While it is likely the Hansji developer will point to Rush Creek as a precedent for the proposed development, it is not a precedent for the current proposal for many reasons. Rush Creek was built on the site of a small, decades-ago abandoned hotel, thus, the land use was compatible with its historic use. Further, there are not and never have been residences anywhere near or around Rush Creek. This remains true today. Additionally, it is well known that the approval of Rush Creek Lodge required an EIR and multiple mitigations in regards to site usage, size/scope, view shed, existing habitat, traffic, noise, etc. The Hansji project should require no less.

A project the size/scope of Hansji's proposed Terra Vi Lodge-Yosemite on Sawmill Mountain Road, is absolutely unprecedented up and down the Hwy 120 Corridor. For this reason, and others delineated below, I respectfully request that this hotel not be approved without a thorough study of the environmental impacts. Issuing a Negative Declaration or even a Mitigated Negative Declaration for this project would be environmentally irresponsible and legally insufficient. Only an EIR can truly vet the issues surrounding this project.

It is incumbent upon the County to recognize that the Hansji development leap frogs over any other development that has come before it in this area in both geographic location and size/scope. It sets a terrible precedent in regards to creating massive commercial developments on land with no supporting county infrastructure abutting historically residential areas. Without an EIR there will be no checks and balances, no consideration for the type of impacts the residential area and the entire community will experience.

At 240 rooms with an average of 3 people per room and at just 50% occupancy, a project of this size will bring, at the minimum, 130,000 people a year to a very remote area that will struggle to absorb the impact in terms of natural resources, infrastructure, county services etc.; it will specifically cause extraordinary impacts to rural residential area that only ever has fewer than a range of 1-30 people inhabit it at any given time. The nightly occupancy of the hotel has the potential to be the same size or larger than the population of the entire city of Groveland, especially in the summer.

The impacts of this project are unprecedentedly significant and should not be ignored. This is why an EIR is necessary. Specifically, the following areas of impact must be studied:

Increased Risk of Fire

Adjacent properties and the community as a whole, will see an increase in risk of fire ignition due to the large number of people who will be visiting this high fire area, specifically, tourists with little to no knowledge of the sensitive nature of being in this type of habitat.

While the hotel structure can be made with fire proof materials and defensible space created around it, the massive influx of people unfamiliar with fire danger, pose a very real and serious threat in regards to their behavior and lack of knowledge around fire safety; lit cigarette butts, unsanctioned campfires, illegal fireworks are all dangers this area faces every day, particularly in the summer, WITHOUT a hotel. Summer will be the hotel's busiest time and an increase in people means an increase in fire danger. There needs to be consideration for this and studies done about how such a large number of people in the area increases the likelihood of fire danger.

To further this point, CalFire is currently in the process of proposing a state policy recommendation that limits and/or disallows development in high fire danger areas so as to reduce the risk of fire as well as avoid creating dense populations of people who may lose their lives in a wildfire. The Camp Fire in Paradise, CA is a recent example. Here is a link to some information about this policy recommendation:

https://sanfrancisco.cbslocal.com/2018/12/11/cal-fire-chief-recommends-banning-home-construction-in-vulnerable-areas/

The County needs to study the impacts of and take into consideration allowing development in high fire danger areas and do a risk assessment for potential loss of life and property. As we continue to have hotter and hotter weather, and less and less rain, planning and governing agencies need to be mindful and more responsible in choosing development projects; approving a massive project such as this in an area of such high fire risk is irresponsible decision making.

Water Supply

The homes that surround this development get their water from private wells. Because this development does not have access to County infrastructure such as water, it will also need to use wells to sustain their facility. The new meteorological normal that is now years of intermittent drought, suggests that a large development like this, puts nearby tax paying land owners in Tuolumne County at risk of losing their water. Water is more and more a fragile resource and this development will surely impact the neighboring homes' water supply, to suggest it won't is short sighted and, furthermore, cannot be proven. A complete study of the water source and how this development will impact existing properties' water supply needs to be done. What guarantees do neighboring residents have that the development will not drain the area of water? Without an EIR, it is not possible to even begin answering that question. Even with an EIR, it will be difficult. Nonetheless, the risk is there and it must be addressed.

Sewage

This site has no county utilities, not water or sewer. This means a special commercial sewage system needs to be created without county support. Those systems eventually fail, and when they do, what will the backup plan be? The plan does not show one. Furthermore, according to the proposal, Hansji intends to install a similar sewage system as Rush Creek Lodge. It is well known that the sewage system at Rush Creek is struggling with capacity and operational issues that are causing repugnant and hazardous spills of black/grey water. This gives area homeowners in the surrounding area grave cause for concern. How will our water supply and our overall environment be protected from these inevitable issues?

The current Hansji proposal shows leach fields that are directly adjacent to private property on a downhill slope that feeds a meadow and a spring below. That meadow contains wells for neighboring cabins fed by groundwater. At 1905 linear feet, the size of the leach fields for this type of development are not insignificant. Studies need to be done on what impact these fields will have in regards to potential contamination of current residents' water supply, as well the unpleasant impacts of off gassing and general foul odors. The risk of water supply contamination in existing wells is an impact that needs to be studied and addressed.

Further, in examining the Hansji site plan, the water flow directional arrow where the leach fields are proposed is not facing the correct direction. The arrow erroneously indicates that water flow in the area runs downhill toward Sawmill Mountain Road. This is simply false. One visit to the land to observe its topography, clearly reveals that the water flow this directional arrow indicates is gravitationally impossible. The arrow where the leach fields are proposed should be indicating westerly downward flow toward the meadow as, in reality, this is actually what happens. Because in the current site plan, the arrow is falsely indicating that water will flow uphill toward Sawmill Mountain Road, it would make it appear that the leach lines will have no impact on existing water supply. The fact is, water flow in this area is downhill and directly feeds local residences' water supply. At best, the arrow in this site map is negligent misrepresentation of reality, at worst fraudulent.

Socio-Economic Impact

The socio-economic impact of this project cannot be understated. This is a very remote, rural area that is accustomed to a mild amount of drive thru traffic on the way to Yosemite, as well as summer visits of campers at nearby Yosemite Lakes Resort. And that is all. The increased traffic, noise and congestion of at least 100,000 people a year converging on this small area is not to be underestimated. There needs to be thorough studies that will specifically examine how this number of people will impact the surrounding community and what those impacts will do to the small, quiet and peaceful community that currently resides in the area.

Furthermore, the occupancy rate of the hotels in the area does not suggest a lack of available accommodations for tourists, if anything, it suggests that there is plenty of available lodging, even in the summer months. An additional 240 rooms in the area will, no doubt, have a dire fiscal impact on the small local hotels and mom and pop B&B's in the area as it will siphon off customers who want accommodations closer to Yosemite. The hotels in Groveland and the small B&Bs along the 120 corridor will, no doubt, feel a significant impact of a large hotel with expansive amenities being built in the area. These small lodges simply cannot compete with the type of development that is being proposed.

These economic changes are likely to force many existing business to close, leading to vacant commercial buildings and physical blight.

Archaeological Value of the Land

There are several sites of archaeological significance in the area surrounding the Manly property. I have attached a map of a survey done in 1990 that shows these nearby sites. I believe a similar study has been done on Manly's land, but because I am not the land owner, I do not have access to it. The land surrounding the Manly property has officially marked Indian grinding stones, etc. which would seem to suggest that the land in question might also have similar artifacts. There needs to be a complete study of the potential archaeological importance of this land through a Cultural Resource Survey; all the proper government entities need to be contacted and involved in the cultural assessment of this land.

Additionally, the Me-Wuk band of Indians have considered this land sacred for generations. They collect medicinal plants and herbs from this specific area. The current proposal from Hansji has a section entitled "Historic Heritage" and it suggests they are working in collaboration with the Me-Wuk:

> "The Southern Sierra Me-Wuk, originally lived in present Yosemite National Park and central western Sierra Nevada foothills in California. Through a collaborative effort with the Tuolumne Me-Wuk Tribal Council, their cultural heritage of the area will be celebrated in several meaningful ways as they may be permit. This could be done through visual displays both indoors and outside, as well as special educational programs available to the visitor."

In fact, the Me-Wuk have not been consulted in this regards to this project. An elder of the tribe specifically asked to be part of the process but, as of this writing, has not been contacted. At the very least, the Me-Wuk should be

consulted but more so, an impact study should be done in regards to how this will affect a local Native American Tribe's ability to use the land.

Wildlife Habitat

This area is a significant source of food and habitat for the wildlife that live here and it is specifically used as a corridor by Mule Deer and other animals to get to the meadow below to feed. This development will completely cut off the access of this important corridor for animals and force them to find a new, and most likely more dangerous path.

In addition to being a significant and important wildlife corridor, the land in question is also known as a habitat for arboreal salamanders, spotted owl, mountain lion, bobcat (lynx), bats and pacific chorus frog. Many of these are on federal threatened/endangered lists. In fact, when this land was rezoned in 1991, the presence of the Spotted Owl was noted and yet, this was not considered and the land was rezoned anyway. More recently the area has been known to be habitat for the CA Newt, which is on the watch list of endangered species. A thorough study needs to be done to determine what type of endangered wildlife call this land home and how this development will impact their ability to continue to survive and thrive.

Cumulative Effects of Other Developments

The Hansji project is just one of several proposed future developments in this area, and to approve this project in a vacuum, without looking at the long term cumulative impacts amounts to irresponsible long term planning. Berkeley Camp, that was lost in the 2013 Rim Fire is being rebuilt, Yosemite Lakes in Hardin Flat is proposing an expansion and, on the other side of Hwy 120 across from the Hansji development, also on Manly land, a "Glamping" development is being proposed. All of these proposals need to be weighed together to accurately assess the increased risks of fire, traffic, congestion, noise, infrastructure, public safety among other things. This project is just one among many that are being proposed, these projects will not only dramatically change the face of this area, but will also have lasting impacts that, by and large would be considered negative by the community. The impact of this one project needs to be studied as part of the whole in relationship to the other growth and development happening in the area.

Public Safety Infrastructure

In the proposal, Hansji offers a vague acknowledgment that the County is not equipped to take on the new and significant burden of such a large development, yet offers no solutions to addressing it:

> "...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."

Clearly, this project will create an undue and new burden on County Services that the County is not prepared for and that, it would appear, the County has no plans to address at this time. Fire, ambulance, sheriff services are miles away from this project. A study needs to be done to address how the County will not only support new development with services but what the impact will be with the increased demand.

Traffic and Congestion

This hotel development is going to create substantial traffic and congestion for both the surrounding community, and the residents of Sawmill Mountain Road, in particular. Sawmill Mountain Road, AKA Forest Route 1S03, is a government fire road easement that acts as an access road for the residents and, additionally, it provides forest access for seasonal campers and hunters. We question the wisdom and the legality of using this government road for commercial access. Additionally, the plan does not classify Sawmill Mountain Road as a cul-de-sac; this position needs to be reexamined. Once on Sawmill Mountain, the only way one can leave the area, is to turn around and go back the way they came. Sawmill Mountain may not be a typical cul-de-sac, but an argument can be made that it is one and, thus, the traffic impacts should be considered accordingly.

Having the hotel entrances/exits directly off Sawmill Mountain Road creates an undue and unfair hardship for the existing residents. This development will mean a massive number of cars and people will descend upon what is now, a very remote road leading to a zoned Rural Residential neighborhood, used primarily by the residents.

The site map submitted by Hansji shows an access on the east end of the property directly off Hwy 120. Why is this access not considered as the main entrance? Every other hotel establishment in the Hwy 120 corridor has its access directly off the highway, why is this development seemingly exempt from that?

Putting the access on Sawmill Mountain Road simply cannot be mitigated; it will create a substantial amount of traffic where, literally, none currently exists. Additionally, it poses potential hazards for residents from the number of hotel guests who will undoubtedly drive up Sawmill Mountain to "explore" the area and go sightseeing, doing so potentially in a reckless manner. Furthermore, as many of the residents are part time, they are left vulnerable to the risk of trespassing and theft by the mass of nearby visitors.

Lastly, the Hansji plan does not actually detail any real or meaningful traffic plan rather, as shown below, it indicates a plan to have a plan. Without a real traffic plan, there is no way to fully understand the complete scope of the impacts on the residents and the surrounding area:

> "KdAnderson & Associates (KDA) has provided technical guidance to the project team regarding the design of the project's access to State Route based on the criteria contain in the Caltrans Highway Design Manual. This work has included identification of design

> standards for left turn channelization and evaluation of alternatives for highway widening to minimize off-site disruption. KDA has also advised regarding truck access and internal circulation design issues based on AASHTO truck and bus turning design standards."

There are no dedicated drawings, no supporting evidence or thoughtful amelioration or design. This paragraph above is the sole plan for traffic in the document. In its lack of detail, this portion of the plan seems incomplete and irresponsible.

Encroachment vs. Access Road

This plan indicates an "encroachment" on Manly's land that, in fact, is an access road that has been used by homeowners for decades to access their property below. In a conversation with the developer back in April, it was indicated that Manly had the right to shut that "encroachment" down, thus denying homeowners access to their property. This access to their properties needs to be protected and recorded.

Helipad

Proposing a helipad for emergency use and for "the surrounding community" is flat out absurd. This pad sits at the base of residents' driveway and is a visual affront to all property owners and, it is designed to be out of eyesight for the hotel guests, and with convenient and easy emergency response access. It would seem that every consideration for the placement of this helipad to benefit the project was taken into account, but the plans show no consideration for the impact on the property owners who live with it daily:

> "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."

This is simply no mitigating the presence of a helipad for the area.

Impact

As tax paying residents of the County, we have the right to the peaceful, safe enjoyment of our property and to not be put at risk with a congestion of cars and people flooding our small area. Existing residents should not be so severely impacted and, in looking at this plan, completely not considered. This project puts our community at risk of fire danger, losing our water supply, contaminating existing groundwater, and forever losing the peaceful enjoyment of our property.

The Hansji proposal has taken into account every consideration to benefit the project but shows no consideration for those who will be most impacted by it, the residents of Sawmill Mountain. This is made painfully evident by the developer's description of the project:

> "Set back from the 120 highway, the architectural massing builds from the initial 1-story General Store to the 2-story Event Center and ultimately to the 3-story Lodging accommodations."

As indicated, this plan shows more concern for the view from Highway 120, rather than how the surrounding neighbors' view is impacted. This one sentence is the most telling and is indicative of the developer's lack of consideration for the existing residents and the surrounding community overall.

How do you mitigate the 24 hour of presence of hotel lighting in an area where there is not even a street light? How do you mitigate the massive influx of car and foot traffic of 100,000 or more people per year descending on a small community of roughly 30 souls? How do you mitigate the permanent loss of a view shed that is solely comprised of emerging forest and distant mountains? How do you mitigate a helipad, literally, a few feet away from a County zoned Rural Residential Neighborhood?

The answer is you simply cannot. In addition to preparing an EIR, The County needs to seriously consider that this project is not compatible for the area and that, in fact, the zoning itself has created this problem.

Thank you for reading our comments, we appreciate your time.

Regards,

Wendy McVey
9223 E. Laguna Way
Elk Grove, CA 95758

December 28, 2018

TO: Tuolumne County Community Resources Agency; Quincy Yaley, Assistant Director, Development

RE: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003 Assessor's Parcel Numbers: 068-120-060 and 068-120-061

Good morning Mr. Yaley,

I am responding to the documents received by your office regarding the above-named development, located at the northeast corner of the intersection of Sawmill Mountain Road and State Highway 120.

On behalf of my family who owns the property directly behind the proposed lodge, I would like to express our concern should the project be approved; first, the necessity for fire sprinklers in a facility that large. The requirements under NFPA 1142 state the standard of water supply for suburban and rural firefighting; meaning the water storage needed will be significant. In addition, the consumption of water necessary for storage, lodging needs, and staff and customer needs will greatly impact the chances of our well being useable after all of the demand in a lodge development planning to have 140 guest rooms, 25 cabins, a market, a lodge, event space, and other support buildings. This is a significant concern. Under NFPA 1142 and NFPA 13 the demand for water in a lodge of that size would undoubtedly deplete water wells in the surrounding area.

Secondly, the increase in population a lodge of that size brings to the area will also bring an increase in crime and vandalism to surrounding homes. We are a small community off of Sawmill Mountain Road and have a quiet, peaceful property to enjoy. The Rim Fire brought a devastating loss to our family losing our precious family cabin, but we have started planning and rebuilding so that memories can continue for generations to come. Since the fire, the property has been assumed a loss by companies/corporations sending numerous offers to purchase the land. Attempting to take advantage of our loss. We intend to continue our family's history on our land, and it's a shame that a company plans to build such a large facility that will no doubt remove what is left of the mountain, the forest, and the peacefulness it brings.

We understand we're only one small voice, but we wanted to make our concerns known. We hope that the request for this lodge and all that comes with it is denied. Give us an opportunity to rebuild and live in peace.

Sincerely,

Eugene Paden, on behalf of the Paden Family

Taryn Vanderpan

From: Pat Pfeiffer <pat@pfeifferelectric.com>
Sent: Wednesday, December 19, 2018 1:59 PM
To: Quincy Yaley
Cc: jgray@co.tuolomne.ca.us
Subject: Sawmill Mtn project (Terra Vi Lodge)

Good afternoon Quincy

My name is Patrick Pfeiffer and I am a home owner on Sawmill Mountain (APN # 68-340-17-0). I am writing you to request an extension beyond the 12-28-18 deadline for comments regarding the proposed site development permit SDP18-003, For the project proposed by Hansji corp. While I will be writing a letter stating my concerns , additional time to research and formulate such would be beneficial to all involved. Thank you for your consideration.

Sincerely
Patrick T Pfeiffer
Wk. #408-436-8523

Taryn Vanderpan

From: Maggie Pace <maggiepace@mac.com>
Sent: Friday, December 28, 2018 9:22 AM
To: Quincy Yaley
Cc: John Gray
Subject: Sawmill Mtn. Road proposed development

Mr. Yaley, I'm writing to request an Environmental Impact Report for the proposed site development permit SDP18-003.

I have been a lifelong visitor to this area, staying at a cabin on Sawmill Mountain owned by our family friends. I loved the area so much that as an adult my husband and I purchased our own Sawmill Mtn. Road cabin. I wanted my kids to grow up exploring the same woods and streams as I did.

I was astonished when I received the plans for the proposed resort. After spending a lifetime loving this untouched and unspoiled area, I cannot imagine a resort of this magnitude and aesthetic in our front yard. I understand that the zoning that was passed in 1991 supposedly allows for this type of development (zoned commercial recreation) ... yet there still should be an environment impact report so the county understands how the neighboring residents (zoned rural residential) will be impacted by such a large development. Honestly, I do not understand how the county allowed two such divergent zoning uses to sit side by side in 1991. Isn't the purpose of "zoning" to make sure situations like this do not occur?

At this point, an Environmental Impact Report is essential to understand how the entire area will be impacted. We need the report to discover whether the resort will increase our risk of fire, how it will impact our water supply and sewage, and how it will disrupt the local wildlife. *Most importantly, we need to understand how such a proposal will impact the community that has lived on this mountain for over 100 years.* The traffic, the amount of people, the noise, the helipad, the 24 hour lighting (we currently do not have street lights — remember "rural residential"?), will permanently disrupt the daily lives of the residents of Sawmill Mountain Road. Surely, we'd need a report to understand the specifics of these impacts so that we could work with he developer to help mitigate some of them.

Not that we will be able to mitigate them all. How do you take a quiet, unlit, forested area where you cannot even see neighboring cabins *and turn it into a resort*? There will be no remediation for that, but at the very least, please give us residents a chance to have a say as to whether the developer adds, say, a HELIPAD, to one of our front yards.

Maggie Pace
Lifelong Lover of the Sawmill Mountain Road Community

Taryn Vanderpan

From: Blackberry <innkeepers@blackberry-inn.com>
Sent: Friday, December 28, 2018 4:54 PM
To: Quincy Yaley
Subject: Sawmill Project

I am not one of your constituents, as my wife and I are the owners of the 10 room Blackberry Inn in Buck Meadows, in Mariposa County.

However, as a Hospitality Business owner on the Highway 120 corridor I feel that I should have some input regarding the proposed project at Sawmill Mountain Rd.

We are against this or any project of this size being built on this corridor.

I realize that you must be considering a number of factors regarding this proposed project, one of them being additional TOT tax income for the county and one being the additional jobs that this project might bring to the community. There is also the question of community infrastructure to support this project, as well as the already cramped access to Yosemite Park, especially during High Season. I'm sure you will be offered any number of further factors to consider.

I know that the county of Toulumne would love to have a few million dollars more per year in the coffers, but I beg you to consider the downside of supporting such an enticing proposition.

Being in the Hospitality Industry in the community for 11 years I know a few things about this community. If one of your temptations has to do with the creation of jobs for the community, I can tell you that there are jobs available everywhere but there is no local pool of labor to support this need. Every year there is a struggle to get competent, reliable, and motivated people. We pay our people much more than the community average but we still have problems fulfilling our needs. If you take the time to question other employers in the area I think you will hear this complaint repeatedly. There is a shortage of long term housing rentals in this area, so it is impossible to bring people in from the outside without providing employee housing. I'm sure you are familiar with this situation.

There is the problem associated with infrastructure and social support. AirBnB has made a large impact on our community and has strained support services, including groceries, restaurants, security and fire preparedness. What about more water? We just added Rush Creek Lodge three years ago. You must know that an additional large hotel in the area can only make the corridor almost impossibly navigable, especially in the town of Groveland. The Yosemite Park is so busy with tourists already that people complain constantly during the the High Season about inadequate parking, traffic jams, and the like. Again, you must have heard all of this.

Not to mention the effect that this project might have on established but struggling businesses. Don't forget impact on neighbors and others in this rural community that came here to get away from these large "destination" resorts and traffic intensity, such as your constituents in Pine Mountain Lake. What about environmental impact? Certainly there is our actual quality of life to consider.

Please be very careful in your evaluations of this project. I understand that these are City People, large developers, possibly with orientations and understandings that might conflict with our community needs.

Please place me on your contact list for announcements of regarding this project. Also, I apologize for this late

letter. I have just today returned from my vacation, and have just heard of this project.

Many thanks, and best wishes,

Steve McCorkle, Innkeeper
Blackberry Inn Bed and Breakfast
Buck Meadows

Steve@blackberry-inn.com
209-962-4663

Steve McCorkle
Steve@blackberry-inn.com

Taryn Vanderpan

From: Anne Wheelis <annewheelis@comcast.net>
Sent: Friday, December 28, 2018 12:11 AM
To: Quincy Yaley
Cc: John Gray
Subject: SDP 18-003

Quincy Yaley

Assistant Development Director

Tuolumne County

Re: Concerns about Site Development Permit SDP 18-003

Dear Mr. Yaley,

We are writing to express opposition to fast tracking the proposed Terra Vi Lodge, to be built on Sawmill Mountain Road in Groveland. As frequent visitors to a family cabin on Sawmill Mountain Road, we value the quiet environment, the view of the restoration of the environment after the Rim Fire, the ambiance of the Groveland community, and we enjoy patronizing the businesses in town. We have the following concerns that need to be addressed by an EIR:

1. There must be a study of the impact of grading. The proposal is for minimal grading, but the reality once work is begun may well be different. The impact of the act of construction needs to be addressed and described in the assessment of the final result of grading.
2. The EIR must also address the protection of Native American artifacts and the use of natural resources by the Native American communities in the area.
3. We worry about the effect of drawing water from the two existing wells. The proposed use, with no historical records of the effect of such a volume of water drawn from the wells, may have a negative effect on the other existing wells along Sawmill Mountain Road.
4. What will be the impact on the water table, and on water safety, with the extra use of water and the expanded septic systems?
5. We worry about the effect of both construction traffic and visitor traffic on Highway 120, and on the very minimally maintained Sawmill Mountain Road. Will congestion limit resident trips into Groveland and negatively impact the local businesses?
6. What about safety for the existing residents and homes along Sawmill Mountain Road? Will Lodge guests presume that the land around the residences is public land and trespass across private property?

After observing the tragedies of evacuation from fires in the last two years (the Tubbs Fire, the Camp Fire) we are very concerned about safety and evacuation protocols for the residents on Sawmill Mountain Road. Will residents and their visitors be last in line after lodge guests are evacuated along the one road?

We urgently request, as visitors to the Groveland community along Sawmill Mountain Road, that the above questions be answered by an EIR on Permit SDP 18-003.

Sincerely,

Timothy and Anne Wheelis

Cc: Supervisor John Gray

Taryn Vanderpan

From: John deTar <jdetar7@msn.com>
Sent: Thursday, December 27, 2018 2:21 AM
To: Quincy Yaley
Subject: SDP18-003, Terra Vi Lodge, Sawmill Mtn. Road
Attachments: Terra Vi Lodge.pdf

Hello Ms. Yates,

The attachment to this email provides comments on the Terra Vi Lodge proposal.

December 27, 2018

Subject: SDP18-003, Terra Vi Lodge application

Hello Ms. Yates,

I am Trustee for one of the owners of a nearby property within 2000 feet of the proposed development site (Site address is 11220 Sawmill Mountain Road, Groveland CA 95321). This nearby property could be adversely impacted by development of the Terra Vi Lodge. First, I request that additional time be provided to all persons within the notification area and the public to review the application without the distraction of the holiday season. The submission of the application at this time of year is an intentional act to use the holiday season as distraction to otherwise concerned individuals, thereby minimizing comment. I request Tuolumne County to extend the public comment period for at least another 14 days beyond the December 28, 2018 date when public comment is now scheduled to end. I am also writing because it is my opinion that the property should not be allowed to develop unless it is shown through an Environmental Impact Review (EIR) that there is no significant impact from the development. More time is needed by the applicant to show that the development will not have a significant environmental impact. The rest of this letter contains comment about issues that as yet, have not been evaluated for their possible significant impact.

This is a significant development for the Highway 120 corridor east of Groveland— one that deserves to be evaluated and understood thoroughly. At first glance, one might characterize the impacts from this development as comparable to those created by Rush Creek Lodge. However, that is inappropriate: Rush Creek Lodge was constructed on a site that was already developed. Terra Vi is proposed for a site that has never had site development. The change at the Terra Vi site is more significant to the natural and cultural environment.

It is especially significant to neighboring landowners, but there are issues that impact the general public as well. There are at least eleven nearby landowners that rely completely on Sawmill Mountain Road for access to their property. How will project construction activity affect affect access to these property owners' properties? Will access be impaired during construction? Sawmill Mountain Road also provides the only road access to several public recreation sites in the local area. How will the public's ability to access the recreational sites on Sawmill Mountain Road be affected? When will the

described Highway 120/Sawmill Mountain Road intersection improvements be operational—before the proposed lodge is developed, or after?

The materials posted on the Tuolumne County Website for this review state that a transportation consultant has been retained and that improvements will meet State of California design standards. Changes to the highway will be needed to provide for public safety to and from the development site. These changes are part of the development and have impacts that need to be evaluated. However, the website for this development does not provide any significant information about these improvements. It does not establish whether additional highway right-of-way will be needed, or whether the proposed changes can occur within the existing right-of-way. Left-turn lanes on highways with 55 mph speeds need 16 feet of additional highway width for the left turn lane, and more width to accommodate intersection sight distance and other elements of safe highway design. The highway changes involve adding the additional width over a significant length due to the 55 mph highway travel speed. In this area, the highway is a "cut" section with the adjacent land surface either sloped, or at least 8 feet above the highway elevation. This adjacent land surface, whether it is highway right-of-way or not, is forested. Constructing the turn lane will remove the forest and associated vegetation. Will these improvements impact cultural or archaeological resources on adjacent property, or on existing highway right-of-way? Have inventories been undertaken to show that such resource sites do not exist on the Terra Vi property or on the land that will be needed for the highway changes? The current alignment of CA-120 through the Sawmill Mountain area precedes enactment of the California Environmental Quality Act of 1970 and of the National Environment Policy Act of 1970. Public agency inventories of the current environmental conditions, particularly cultural environment resources, may well not exist through this highway section.

What evaluation has occurred that reveals how site development and the related highway construction will impact deer, migratory and native birds, plants and wildlife? Will federal or state threatened or endangered species be impacted by site development or the highway changes needed to accommodate the development? Have inventories been undertaken on the highway right-of-way, and on any additional adjacent property that would be needed to construct the highway changes?

Greenhouse gas emissions would result from development and use of the Terra Vi Lodge. Development of the Lodge and the highway changes will

increase these emissions, and the development will interrupt and reduce sequestration of these greenhouse gases by eliminating existing vegetation on the site and where highway changes are to be made. This loss needs to be evaluated in order to determine appropriate mitigation. Use of the Lodge also will increase vehicle trips. Multiple vehicle trips can be expected each day as a result of the proximity between Yosemite National Park and the Terra Vi Lodge location, and due to the proximity of the Lodge location and other nearby recreational facilities. Increased vehicle travel and vehicle emissions will result. A transportation analysis would provide fundamental information for use in determining the significance of these changes in emissions. Tuolumne County then would need to consider appropriate mitigation, but cannot do so without an evaluation of the emission changes. An onsite electric vehicle charging station, for example, may be appropriate mitigation for the increased emissions resulting from vehicle use. Other and separate mitigation may be needed to address the other factors that would result in an increase in greenhouse gas emissions.

The application states that offsite employee housing and shuttle transportation will be provided, but there is no specificity about these aspects of the total development. Offsite employee housing needs consideration as part of the total impacts of development. Where and how many units will be provided? How can the impacts to the natural and man-made environment be considered when there is no information indicating where this housing will be located? How will Tuolumne County assure that these units are constructed or whether they already exist, and that shuttle transportation will be provided in a manner that is useful enough to the employees that it is actually used? A once-a-day shuttle would not adequately accommodate travel to and from a job site such as this. Multiple trips will be needed to address work shifts through the day and night.

I hope these comments will assist Tuolumne County in making the appropriate decisions about this property. It is my opinion that an EIR should be prepared before any final decision is made.

Yours,
John G. deTar, Trustee
Debra Ann deTar Trust
2184 NW Kinderman Place
Corvallis, OR 97330

Taryn Vanderpan

From: Elizabeth Erickson <elizerickson@gmail.com>
Sent: Thursday, December 27, 2018 6:40 PM
To: Quincy Yaley; John Gray
Cc: Sherri Brennan; Randy Hanvelt; Evan Royce; Karl Rodefer
Subject: Site development Permit SDP18-003 (Sawmill Mountain Development)

Elizabeth Erickson
41 Portola Lane
Mill Valley, CA 94941

December 27, 2018

ATTN: Quincy Yaley
Assistant Director, Development
Tuolumne County Community Resources Agency
qyaley@co.tuolumne.ca.us
RE: Site development Permit SDP18-003

CC: Supervisor John Gray
jgray@co.tuolumne.ca.us

Dear Ms. Yaley,
Our family has owned a parcel adjacent to the proposed development since the mid-1940's. We have a family cabin that my Great-Grandfather and Grandfather built. Our family has been enjoying the South Fork, Middle Fork, Sawmill Mountain and the Groveland community for four generations. Now with an eight-month-old baby, I would like to pass on the same memories, experiences and the appreciation for the environment that I have experienced and appreciate.

We have reviewed the materials for this project on the County's web site at:
https://www.tuolumnecounty.ca.gov/1158/Terra-Vi-Lodge-Yosemite.

We have also reviewed the December 10, 2018, memorandum to Interested Stakeholders from the Tuolumne County Community Resources Agency regarding this project.

These documents indicate that the County has completed its preliminary review of the project pursuant to CEQA and determined that CEQA applies to the County's approval of the project, that the project is not exempt from CEQA, and that the County must prepare an initial study as described in Public Resources Code section 21151 to inform its decision whether to adopt a Negative Declaration or prepare an Environmental Impact Report for the project. The memorandum to Interested Stakeholders indicates that the purpose of soliciting comments at this time is to assist the county in determining whether it should prepare the initial study or skip that step and proceed directly to issuing a Notice of Preparation of draft Environmental Impact Report, as described in Section 15063(g) of the State EIR Guidelines.

Please notify us immediately if our understanding of these matters is incorrect in any way.

We write now to insist the County prepare an Environmental Impact Report for the project to evaluate the many significant and negative effects this project will have on the environment.

As governmental agencies, planning and zoning are compelled to work together to create community cohesion and lay the groundwork for responsible development. Good planning and zoning ultimately seek to avoid nuisances, not create them. The land the Hansji Corporation is proposing to develop was historically zoned Timber Production (TPZ) for almost a century. It was eventually sold and subsequently rezoned at the request of the new owner, Robert Manly, to Commercial Recreation (C-K) in 1991 after a contentious battle with local members of the area.

The 1991 County Board of Supervisor's decision to rezone this land created an inherent land use conflict by forcing the abutment of two wildly opposed zoning designations: Rural Residential and Commercial Recreation. This decision all those years ago, opened the door for the Hansji development today and thus, now puts the County in the position of having to defend and mitigate incompatible land uses.

The only other hotel development on this corridor is the 143 room Rush Creek Lodge which opened in 2016 and is a half mile from the Yosemite Park entrance. While it is likely the Hansji developer will point to Rush Creek as a precedent for the proposed development, it is not a precedent for the current proposal for many reasons. Rush Creek was built on the site of a small, decades-ago abandoned hotel, thus, the land use was compatible with its historic use. Further, there are not and never have been residences anywhere near or around Rush Creek. This remains true today. Additionally, it is well known that the approval of Rush Creek Lodge required an EIR and multiple mitigations in regards to site usage, size/scope, view shed, existing habitat, traffic, noise, etc. The Hansji project should require no less.
A project the size/scope of Hansji's proposed Terra Vi Lodge-Yosemite on Sawmill Mountain Road, is absolutely unprecedented. For this reason, and others delineated below, I respectfully request that this hotel not be approved without a thorough study of the environmental impacts. Issuing a Negative Declaration or even a Mitigated Negative Declaration for this project would be environmentally irresponsible and legally insufficient. Only an EIR can truly vet the issues surrounding this project.

The County must recognize that the Hansji development dwarfs other developments that have come before it. It sets a terrible precedent in regards to commercial development on land with no supporting county infrastructure abutting historically residential areas. Without an EIR there will be no checks and balances, no consideration for the type of impacts the residential area and the entire community will experience.

At 240 rooms with an average of 3 people per room and at just 50% occupancy, a project of this size will bring, at least, 130,000 people a year to a very remote area that will struggle to absorb the impact in terms of natural resources, infrastructure, county services etc.; it will specifically cause extraordinary impacts to a rural residential area that has fewer than 1-30 people inhabit it at any given time. The nightly occupancy of the hotel has the potential to be the same size or larger than the population of the entire city of Groveland, especially in the summer.

The impacts of this project are unprecedented and should not be ignored. This is why an EIR is necessary. Specifically, the following areas of impact must be studied:

Increased Risk of Fire
Adjacent properties and the community as a whole, will see an increase risk of fire due to the large number of people who will be visiting the area, specifically, tourists with little to no knowledge of the sensitive nature of the locality.

While the hotel structure can be made with fire proof materials and defensible space created around it, the massive influx of people unfamiliar with fire danger pose very real and serious threats: lit cigarette butts, unsanctioned campfires, illegal fireworks are all dangers this area faces every day, particularly in the summer, WITHOUT a hotel. Summer will be the hotel's busiest time and an increase in people means an increase in fire danger. There needs to be consideration for this and studies done about how such a large number of people in the area increases the likelihood of fire danger.

To further this point, CalFire is currently in the process of proposing a state policy recommendation that limits and/or disallows development in high fire danger areas so as to reduce the risk of fire as well as avoid creating dense

populations of people who may lose their lives in a wildfire. The Camp Fire in Paradise, CA is a recent example. Here is a link to some information about this policy recommendation:
https://sanfrancisco.cbslocal.com/2018/12/11/cal-fire-chief-recommends-banning-home-construction-in-vulnerable-areas/

The County needs to study the impacts of and take into consideration allowing development in high fire danger areas and do a risk assessment for potential loss of life and property. As we continue to have hotter and hotter weather, and less and less rain, planning and governing agencies need to be mindful and more responsible in choosing development projects; approving a massive project such as this in an area of such high fire risk is irresponsible.

Water Supply
The homes that surround this development get their water from private wells. Because this development does not have access to County infrastructure such as water, it will also need to use wells to sustain their facility. The new meteorological normal that is now years of intermittent drought, suggests that a large development like this, puts nearby tax paying land owners in Tuolumne County at risk of losing their water. Water is more and more a fragile resource and this development will surely impact the neighboring homes' water supply, to suggest it won't is short sighted and, furthermore, cannot be proven. A complete study of the water source and how this development will impact existing properties' water supply needs to be done. What guarantees do neighboring residents have that the development will not drain the area of water? Without an EIR, it is not possible to even begin answering that question. Even with an EIR, it will be difficult. Nonetheless, the risk is there and it must be addressed.

Sewage
This site has no county utilities, not water or sewer. This means a special commercial sewage system needs to be created without county support. Those systems eventually fail, and when they do, what will the backup plan be? The plan does not show one. Furthermore, according to the proposal, Hansji intends to install a similar sewage system as Rush Creek Lodge. It is well known that the sewage system at Rush Creek is struggling with capacity and operational issues that are causing repugnant and hazardous spills of black/grey water. This gives area homeowners in the surrounding area grave cause for concern. How will our water supply and our overall environment be protected from these inevitable issues? The potential for contamination of drinking water is real and cannot be mitigated post facto.

The current Hansji proposal shows leach fields that are directly adjacent to private property on a downhill slope that feeds a meadow and a spring below. That meadow contains wells for neighboring cabins fed by groundwater. At 1905 linear feet, the size of the leach fields for this type of development are not insignificant. Studies need to be done on what impact these fields will have in regards to potential contamination of current residents' water supply, as well the unpleasant impacts of off gassing and general foul odors. The risk of water supply contamination in existing wells is an impact that needs to be addressed.

In examining the Hansji site plan, the water flow directional arrow where the leach fields are proposed is not facing the correct direction. The arrow erroneously indicates that water flow in the area runs downhill toward Sawmill Mountain Road. This is simply false. One visit to the land to observe its topography, clearly reveals that the water flow this directional arrow indicates is gravitationally impossible. The arrow where the leach fields are proposed should be indicating westerly downward flow toward the meadow. Because in the current site plan, the arrow is falsely indicating that water will flow uphill toward Sawmill Mountain Road, it would make it appear that the leach lines will have no impact on existing water supply. The fact is, water flow in this area is downhill and directly feeds local residences' water supply. At best, the arrow in this site map is a negligent, at worst fraudulent.

Socio-Economic Impact
The socio-economic impact of this project cannot be understated. This is a remote, rural area that is accustomed to a mild amount of drive thru traffic on the way to Yosemite, as well as summer visits of campers at nearby Yosemite Lakes Resort. That is all. The increased traffic, noise and congestion of at least 100,000 people a year converging on this small area is not to be underestimated. There needs to be thorough studies that will specifically examine how this number of

people will impact the surrounding community and what those impacts will do to the small, quiet and peaceful residential community.

Furthermore, an additional 240 rooms in the area will, no doubt, have a dire fiscal impact on the small local hotels and mom and pop B&B's in the area as it will siphon off customers who want accommodations closer to Yosemite. The hotels in Groveland and the small B&Bs along the 120 corridor will feel a significant impact of a large hotel with expansive amenities being built in the area. These small lodges simply cannot compete with the type of development that is being proposed. These economic changes are likely to force many existing business to close, leading to vacant commercial buildings and physical blight.

Archeological Value of the Land

There are several sites of archeological significance in the area surrounding the Manly property. I have attached a map of a survey done in 1990 that shows these nearby sites. I believe a similar study has been done on Manly's land, but because I am not the land owner, I do not have access to it. The land surrounding the Manly property has officially marked Indian grinding stones, etc. which would seem to suggest that the land in question might also have similar artifacts. There needs to be a complete study of the potential archeological importance of this land through a Cultural Resource Survey; all the proper government entities need to be contacted and involved in the cultural assessment of this land.

Additionally, the Me-Wuk band of Indians have considered this land sacred for generations. They collect medicinal plants and herbs from this specific area. The current proposal from Hansji has a section entitled "Historic Heritage" and it suggests they are working in collaboration with the Me-Wuk:

> "The Southern Sierra Me-Wuk, originally lived in present Yosemite National Park and central western Sierra Nevada foothills in California. Through a collaborative effort with the Tuolumne Me-Wuk Tribal Council, their cultural heritage of the area will be celebrated in several meaningful ways as they may be permit. This could be done through visual displays both indoors and outside, as well as special educational programs available to the visitor."

In fact, the Me-Wuk have not been consulted. An elder of the tribe specifically asked to be part of the process but, as of this writing, has not been contacted. At the very least, the Me-Wuk should be consulted but more so, an impact study should be done in regards to how this will affect a local Native American Tribe's ability to use the land.

Wildlife Habitat

This area is a significant source of food and habitat for the wildlife that live here and it is specifically used as a corridor by Mule Deer and other animals to get to the meadow below to feed. This development will completely cut off access to this important corridor for animals and force them to find a new, and most likely more dangerous path.

In addition to being a significant and important wildlife corridor, the land in question is also known as habitat for arboreal salamanders, spotted owl, mountain lion, bobcat (lynx), bats and pacific chorus frog. Many of these are on federal threatened/endangered lists. In fact, when this land was rezoned in 1991, the presence of the Spotted Owl was noted and yet, this was not considered and the land was rezoned regardless. More recently the area has been known to be habitat for the CA Newt, which is on the watch list of endangered species. A thorough study needs to be accomplished to determine what type of endangered wildlife call this land home and how this development will impact their ability to continue to survive and thrive.

Cumulative Effects of Other Developments

The Hansji project is just one of several proposed future developments in this area, and to approve this project in a vacuum, without looking at the long term cumulative impacts amounts to irresponsible long term planning. Berkeley Camp, that was lost in the 2013 Rim Fire is being rebuilt, Yosemite Lakes in Hardin Flat is proposing an expansion and, on the other side of Hwy 120 across from the Hansji development, also on Manly land, a "Glamping" development is being proposed. All of these proposals need to be weighed together to accurately assess the increased risks of fire, traffic, congestion, noise, infrastructure and public safety. This project is just one among many that are being proposed. These

projects will not only dramatically change the face of this area, but will also have lasting impacts that would be considered negative by the community. The impact of this one project needs to be studied as part of the whole in relationship to the other growth and development happening in the area.

Public Safety Infrastructure

In the proposal, Hansji offers a vague acknowledgment that the County is not equipped to take on the new and significant burden of such a large development, yet offers no solutions to addressing it:

> "...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."

This project will create undue and new burdens on County Services that the County is not prepared for and that the County has no plans to address at this time. Fire, ambulance, sheriff services are miles away from this project. A study needs to be done to address how the County will not only support new development with services but what the impact will be with increased demand.

Traffic and Congestion

This hotel development is going to create substantial traffic and congestion. Residents of Sawmill Mountain Road, in particular will be impacted. Sawmill Mountain Road, AKA Forest Route 1S03, is a government fire road easement that acts as an access road for the residents and seasonal campers and hunters. We question the wisdom and legality of using this government road for commercial access. Additionally, the plan does not classify Sawmill Mountain Road as a cul-de-sac; this position needs to be reexamined. Once on Sawmill Mountain, the only way one can leave the area, is to turn around and go back the way they came. Sawmill Mountain may not be a typical cul-de-sac, but an argument can be made that it is one and, thus, the traffic impacts should be considered accordingly.

Having the hotel entrances/exits directly off Sawmill Mountain Road creates an undue and unfair hardship for the existing residents. This development will mean a massive number of cars and people will descend upon what is now, a very remote road leading to a zoned Rural Residential neighborhood, used primarily by the residents.

The site map submitted by Hansji shows an access on the east end of the property directly off Hwy 120. Why is this access not considered as the main entrance? Every other hotel establishment in the Hwy 120 corridor has its access directly off the highway, why is this development seemingly exempt from that?

Putting the access on Sawmill Mountain Road simply cannot be mitigated; it will create a substantial amount of traffic where, literally, none currently exists. Additionally, it poses potential hazards for residents from the number of hotel guests who will undoubtedly drive up Sawmill Mountain to "explore" the area and go sightseeing, doing so potentially in a reckless manner. As many of the residents are part time, they are left vulnerable to the risk of trespassing and theft by the mass of nearby visitors.

Lastly, the Hansji plan does not actually detail any real or meaningful traffic. As shown below, it indicates a plan to have a plan. Without a real traffic plan, there is no way to fully understand the complete scope of the impacts on the residents and the surrounding area:

> "KdAnderson & Associates (KDA) has provided technical guidance to the project team regarding the design of the project's access to State Route based on the criteria contain in the Caltrans Highway Design Manual. This work has included identification of design standards for left turn channelization and evaluation of alternatives for highway widening to minimize off-site disruption. KDA has also advised regarding truck access and internal circulation design issues based on AASHTO truck and bus turning design standards."

There are no dedicated drawings, no supporting evidence or thoughtful amelioration or design. This paragraph above is the sole plan for traffic in the document. In its lack of detail, this portion of the plan seems incomplete and irresponsible.

Encroachment vs. Access Road

This plan indicates an "encroachment" on Manly's land that, in fact, is an access road that has been used by homeowners for decades to access their property below. In a conversation with the developer back in April, it was indicated that Manly had the right to shut that "encroachment" down, thus denying homeowners access to their property. This access to their properties needs to be protected and recorded.

Helipad

Proposing a helipad for emergency use and for "the surrounding community" is flat out absurd. This pad sits at the base of residents' driveway and will be a visual and acoustic affront to all property owners. It is designed to be out of eyesight only for the hotel guests, and with convenient and easy emergency response access. It would seem that every consideration for the placement of this helipad to benefit the project was taken into account, but the plans show no consideration for the impact on the property owners who live with it daily:

> "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."

There is simply no mitigating the presence of a helipad in the area.

Impact

As tax paying residents of the County, we have the right to the peaceful, safe enjoyment of our property and to not be put at risk with a congestion of cars and people flooding our small area. Existing residents should not be so severely impacted and, in looking at this plan, completely not considered. This project puts our community at risk of fire, losing our water supply, contaminating existing groundwater, and forever losing the peaceful enjoyment of our property.

The Hansji proposal has taken into account every consideration to benefit the project but shows no consideration for those who will be most impacted by it, the residents of Sawmill Mountain. This is made painfully evident by the developer's description of the project:

> "Set back from the 120 highway, the architectural massing builds from the initial 1-story General Store to the 2-story Event Center and ultimately to the 3-story Lodging accommodations."

As indicated, this plan shows more concern for the view from Highway 120, rather than how the surrounding neighbors' view is impacted. This one sentence is the most telling and is indicative of the developer's lack of consideration for the existing residents and the surrounding community overall.

How do you mitigate the 24 hour of presence of hotel lighting in an area where there is not even a street light? How do you mitigate the massive influx of car and foot traffic of 100,000 or more people per year descending on a small community of roughly 30 souls? How do you mitigate the permanent loss of a view shed that is solely comprised of emerging forest and distant mountains? How do you mitigate a helipad, literally, a few feet away from a County zoned Rural Residential Neighborhood?

The answer is you simply cannot. In addition to preparing an EIR, The County needs to seriously consider that this project is not compatible for the area and that, in fact, the zoning itself has created this problem.

Thank you for reading our comments, we appreciate your time.

Regards,

Elizabeth Erickson
30300 Sawmill Mountain Road
Groveland, CA 95321

Taryn Vanderpan

From: L Canotas <evansandwallace@gmail.com>
Sent: Thursday, December 27, 2018 6:44 PM
To: Quincy Yaley; John Gray
Cc: Sherri Brennan; Randy Hanvelt; Evan Royce; Karl Rodefer
Subject: Site development Permit SDP18-003

Louis Canotas
2584 Sutter Street
San Francisco, CA 94115

December 27, 2018

ATTN: Quincy Yaley
Assistant Director, Development
Tuolumne County Community Resources Agency
qyaley@co.tuolumne.ca.us
RE: Site development Permit SDP18-003

CC: Supervisor John Gray

jgray@co.tuolumne.ca.us

Dear Ms. Yaley,

Our family has owned a parcel adjacent to the proposed development since the mid-1940's. We have a family cabin on the land and have been enjoying the South Fork, Middle Fork, Sawmill Mountain and the Groveland community for four generations.

We have reviewed the materials for this project on the County's web site at:
https://www.tuolumnecounty.ca.gov/1158/Terra-Vi-Lodge-Yosemite.

We have also reviewed the December 10, 2018, memorandum to Interested Stakeholders from the Tuolumne County Community Resources Agency regarding this project.

These documents indicate that the County has completed its preliminary review of the project pursuant to CEQA and determined that CEQA applies to the County's approval of the project, that the project is not exempt from CEQA, and that the County must prepare an initial study as described in Public Resources Code section 21151 to inform its decision whether to adopt a Negative Declaration or prepare an Environmental Impact Report for the project. The memorandum to Interested Stakeholders indicates that the purpose of soliciting comments at this time is to assist the county in

determining whether it should prepare the initial study or skip that step and proceed directly to issuing a Notice of Preparation of draft Environmental Impact Report, as described in Section 15063(g) of the State EIR Guidelines.

Please notify us immediately if our understanding of these matters is incorrect in any way.

We write now to insist the County prepare an Environmental Impact Report for the project to evaluate the many significant and negative effects this project will have on the environment.

As governmental agencies, planning and zoning are compelled to work together to create community cohesion and lay the groundwork for responsible development. Good planning and zoning ultimately seek to avoid nuisances, not create them. The land the Hansji Corporation is proposing to develop was historically zoned Timber Production (TPZ) for almost a century. It was eventually sold and subsequently rezoned at the request of the new owner, Robert Manly, to Commercial Recreation (C-K) in 1991 after a contentious battle with local members of the area.

The 1991 County Board of Supervisor's decision to rezone this land created an inherent land use conflict by forcing the abutment of two wildly opposed zoning designations: Rural Residential and Commercial Recreation. This decision all those years ago, opened the door for the Hansji development today and thus, now puts the County in the position of having to defend and mitigate incompatible land uses.

The only other hotel development on this corridor is the 143 room Rush Creek Lodge which opened in 2016 and is a half mile from the Yosemite Park entrance. While it is likely the Hansji developer will point to Rush Creek as a precedent for the proposed development, it is not a precedent for the current proposal for many reasons. Rush Creek was built on the site of a small, decades-ago abandoned hotel, thus, the land use was compatible with its historic use. Further, there are not and never have been residences anywhere near or around Rush Creek.
This remains true today. Additionally, it is well known that the approval of Rush Creek Lodge required an EIR and multiple mitigations in regards to site usage, size/scope, view shed, existing habitat, traffic, noise, etc. The Hansji project should require no less.

A project the size/scope of Hansji's proposed Terra Vi Lodge-Yosemite on Sawmill Mountain Road, is absolutely unprecedented. For this reason, and others delineated below, I respectfully request that this hotel not be approved without a thorough study of the environmental impacts. Issuing a Negative Declaration or even a Mitigated Negative Declaration for this project would be environmentally irresponsible and legally insufficient. Only an EIR can truly vet the issues surrounding this project.

The County must recognize that the Hansji development dwarfs other developments that have come before it. It sets a terrible precedent in regards to commercial development on land with no supporting county infrastructure abutting historically residential areas. Without an EIR there will be no checks and balances, no consideration for the type of impacts the residential area and the entire community will experience.

At 240 rooms with an average of 3 people per room and at just 50% occupancy, a project of this size will bring, at least, 130,000 people a year to a very remote area that will struggle to absorb the impact in terms of natural resources, infrastructure, county services etc.; it will specifically cause extraordinary impacts to a rural residential area that has fewer than 1-30 people inhabit it at any given time. The nightly occupancy of the hotel has the potential to be the same size or larger than the population of the entire city of Groveland, especially in the summer.

The impacts of this project are unprecedented and should not be ignored. This is why an EIR is necessary. Specifically, the following areas of impact must be studied:

Increased Risk of Fire

Adjacent properties and the community as a whole, will see an increase risk of fire due to the large number of people who will be visiting the area, specifically, tourists with little to no knowledge of the sensitive nature of the locality.

While the hotel structure can be made with fire proof materials and defensible space created around it, the massive influx of people unfamiliar with fire danger pose very real and serious threats: lit cigarette butts, unsanctioned campfires, illegal fireworks are all dangers this area faces every day, particularly in the summer, WITHOUT a hotel. Summer will be the hotel's busiest time and an increase in people means an increase in fire danger. There needs to be consideration for this and studies done about how such a large number of people in the area increases the likelihood of fire danger.

To further this point, CalFire is currently in the process of proposing a state policy recommendation that limits and/or disallows development in high fire danger areas so as to reduce the risk of fire as well as avoid creating dense populations of people who may lose their lives in a wildfire. The Camp Fire in Paradise, CA is a recent example. Here is a link to some information about this policy
recommendation:

https://sanfrancisco.cbslocal.com/2018/12/11/cal-fire-chief-recommends-banning-home-construction-in-vulnerable-areas/

The County needs to study the impacts of and take into consideration allowing development in high fire danger areas and do a risk assessment for potential loss of life and property. As we continue to have hotter and hotter weather, and less and less rain, planning and governing agencies need to be mindful and more responsible in choosing development projects; approving a massive project such as this in an area of such high fire risk is irresponsible.

Water Supply

The homes that surround this development get their water from private wells. Because this development does not have access to County infrastructure such as water, it will also need to use wells to sustain their facility. The new meteorological normal that is now years of intermittent drought, suggests that a large development like this, puts nearby tax paying land owners in Tuolumne County at risk of losing their water. Water is more and more a fragile resource and this development will surely impact the neighboring homes' water supply, to suggest it won't is short sighted and, furthermore, cannot be proven.
A complete study of the water source and how this development will impact existing properties' water supply needs to be done. What guarantees do neighboring residents have that the development will not drain the area of water? Without an EIR, it is not possible to even begin answering that question. Even with an EIR, it will be difficult. Nonetheless, the risk is there and it must be addressed.

Sewage

This site has no county utilities, not water or sewer. This means a special commercial sewage system needs to be created without county support. Those systems eventually fail, and when they do, what will the backup plan be? The plan does not show one. Furthermore, according to the proposal, Hansji intends to install a similar sewage system as Rush Creek Lodge. It is well known that the sewage system at Rush Creek is struggling with capacity and operational issues that are causing repugnant and hazardous spills of black/grey water. This gives area homeowners in the surrounding area grave cause for concern. How will our water supply and our overall environment be protected from these inevitable issues? The potential for contamination of drinking water is real and cannot be mitigated post facto.

The current Hansji proposal shows leach fields that are directly adjacent to private property on a downhill slope that feeds a meadow and a spring below. That meadow contains wells for neighboring cabins fed by groundwater. At 1905 linear feet, the size of the leach fields for this type of development are not insignificant. Studies need to be done on what impact these fields will have in regards to potential contamination of current residents' water supply, as well the unpleasant impacts of off gassing and general foul odors. The risk of water supply contamination in existing wells is an impact that needs to be addressed.

In examining the Hansji site plan, the water flow directional arrow where the leach fields are proposed is not facing the correct direction. The arrow erroneously indicates that water flow in the area runs downhill toward Sawmill Mountain Road. This is simply false. One visit to the land to observe its topography, clearly reveals that the water flow this directional arrow indicates is gravitationally impossible. The arrow where the leach fields are proposed should be indicating westerly downward flow toward the meadow. Because in the current site plan, the arrow is falsely indicating that water will flow uphill toward Sawmill Mountain Road, it would make it appear that the leach lines will have no impact on existing water supply. The fact is, water flow in this area is downhill and directly feeds local residences' water supply. At best, the arrow in this site map is a negligent, at worst fraudulent.

Socio-Economic Impact

The socio-economic impact of this project cannot be understated. This is a remote, rural area that is accustomed to a mild amount of drive thru traffic on the way to Yosemite, as well as summer visits of campers at nearby Yosemite Lakes Resort. That is all. The increased traffic, noise and congestion of at least 100,000 people a year converging on this small area is not to be underestimated. There needs to be thorough studies that will specifically examine how this number of

people will impact the surrounding community and what those impacts will do to the small, quiet and peaceful residential community.

Furthermore, an additional 240 rooms in the area will, no doubt, have a dire fiscal impact on the small local hotels and mom and pop B&B's in the area as it will siphon off customers who want accommodations closer to Yosemite. The hotels in Groveland and the small B&Bs along the 120 corridor will feel a significant impact of a large hotel with expansive amenities being built in the area. These small lodges simply cannot compete with the type of development that is being proposed.
These economic changes are likely to force many existing business to close, leading to vacant commercial buildings and physical blight.

Archeological Value of the Land

There are several sites of archeological significance in the area surrounding the Manly property. I have attached a map of a survey done in 1990 that shows these nearby sites. I believe a similar study has been done on Manly's land, but because I am not the land owner, I do not have access to it. The land surrounding the Manly property has officially marked Indian grinding stones, etc. which would seem to suggest that the land in question might also have similar artifacts.
There needs to be a complete study of the potential archeological importance of this land through a Cultural Resource Survey; all the proper government entities need to be contacted and involved in the cultural assessment of this land.

Additionally, the Me-Wuk band of Indians have considered this land sacred for generations. They collect medicinal plants and herbs from this specific area. The current proposal from Hansji has a section entitled "Historic Heritage" and it suggests they are working in collaboration with the Me-Wuk:

"The Southern Sierra Me-Wuk, originally lived in present Yosemite National Park and central western Sierra Nevada foothills in California. Through a collaborative effort with the Tuolumne Me-Wuk Tribal Council, their cultural heritage of the area will be celebrated in several meaningful ways as they may be permit. This could be done through visual displays both indoors and outside, as well as special educational programs available to the visitor."

In fact, the Me-Wuk have not been consulted. An elder of the tribe specifically asked to be part of the process but, as of this writing, has not been contacted. At the very least, the Me-Wuk should be consulted but more so, an impact study should be done in regards to how this will affect a local Native American Tribe's ability to use the land.

Wildlife Habitat

This area is a significant source of food and habitat for the wildlife that live here and it is specifically used as a corridor by Mule Deer and other animals to get to the meadow below to feed. This development will completely cut off access to this important corridor for animals and force them to find a new, and most likely more dangerous path.

In addition to being a significant and important wildlife corridor, the land in question is also known as habitat for arboreal salamanders, spotted owl, mountain lion, bobcat (lynx), bats and pacific chorus frog. Many of these are on

federal threatened/endangered lists. In fact, when this land was rezoned in 1991, the presence of the Spotted Owl was noted and yet, this was not considered and the land was rezoned regardless. More recently the area has been known to be habitat for the CA Newt, which is on the watch list of endangered species. A thorough study needs to be accomplished to determine what type of endangered wildlife call this land home and how this development will impact their ability to continue to survive and thrive.

Cumulative Effects of Other Developments

The Hansji project is just one of several proposed future developments in this area, and to approve this project in a vacuum, without looking at the long term cumulative impacts amounts to irresponsible long term planning. Berkeley Camp, that was lost in the 2013 Rim Fire is being rebuilt, Yosemite Lakes in Hardin Flat is proposing an expansion and, on the other side of Hwy 120 across from the Hansji development, also on Manly land, a "Glamping" development is being proposed. All of these proposals need to be weighed together to accurately assess the increased risks of fire, traffic, congestion, noise, infrastructure and public safety. This project is just one among many that are being proposed. These projects will not only dramatically change the face of this area, but will also have lasting impacts that would be considered negative by the community. The impact of this one project needs to be studied as part of the whole in relationship to the other growth and development happening in the area.

Public Safety Infrastructure

In the proposal, Hansji offers a vague acknowledgment that the County is not equipped to take on the new and significant burden of such a large development, yet offers no solutions to addressing it:

"...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."

This project will create undue and new burdens on County Services that the County is not prepared for and that the County has no plans to address at this time. Fire, ambulance, sheriff services are miles away from this project. A study needs to be done to address how the County will not only support new development with services but what the impact will be with increased demand.

Traffic and Congestion

This hotel development is going to create substantial traffic and congestion. Residents of Sawmill Mountain Road, in particular will be impacted. Sawmill Mountain Road, AKA Forest Route 1S03, is a government fire road easement that acts as an access road for the residents and seasonal campers and hunters. We question the wisdom and legality of using this government road for commercial access.
Additionally, the plan does not classify Sawmill Mountain Road as a cul-de-sac; this position needs to be reexamined. Once on Sawmill Mountain, the only way one can leave the area, is to turn around and go back the way they came. Sawmill Mountain may not be a typical cul-de-sac, but an argument can be made that it is one and, thus, the traffic impacts should be considered accordingly.

Having the hotel entrances/exits directly off Sawmill Mountain Road creates an undue and unfair hardship for the existing residents. This development will mean a massive number of cars and people will descend upon what is now, a very remote road leading to a zoned Rural Residential neighborhood, used primarily by the residents.

The site map submitted by Hansji shows an access on the east end of the property directly off Hwy 120. Why is this access not considered as the main entrance? Every other hotel establishment in the Hwy 120 corridor has its access directly off the highway, why is this development seemingly exempt from that?

Putting the access on Sawmill Mountain Road simply cannot be mitigated; it will create a substantial amount of traffic where, literally, none currently exists. Additionally, it poses potential hazards for residents from the number of hotel guests who will undoubtedly drive up Sawmill Mountain to "explore" the area and go sightseeing, doing so potentially in a reckless manner. As many of the residents are part time, they are left vulnerable to the risk of trespassing and theft by the mass of nearby visitors.

Lastly, the Hansji plan does not actually detail any real or meaningful traffic. As shown below, it indicates a plan to have a plan. Without a real traffic plan, there is no way to fully understand the complete scope of the impacts on the residents and the surrounding
area:

"KdAnderson & Associates (KDA) has provided technical guidance to the project team regarding the design of the project's access to State Route based on the criteria contain in the Caltrans Highway Design Manual. This work has included identification of design standards for left turn channelization and evaluation of alternatives for highway widening to minimize off-site disruption. KDA has also advised regarding truck access and internal circulation design issues based on AASHTO truck and bus turning design standards."

There are no dedicated drawings, no supporting evidence or thoughtful amelioration or design. This paragraph above is the sole plan for traffic in the document. In its lack of detail, this portion of the plan seems incomplete and irresponsible.

Encroachment vs. Access Road

This plan indicates an "encroachment" on Manly's land that, in fact, is an access road that has been used by homeowners for decades to access their property below. In a conversation with the developer back in April, it was indicated that Manly had the right to shut that "encroachment" down, thus denying homeowners access to their property.
This access to their properties needs to be protected and recorded.

Helipad

Proposing a helipad for emergency use and for "the surrounding community" is flat out absurd. This pad sits at the base of residents'
driveway and will be a visual and acoustic affront to all property owners. It is designed to be out of eyesight only for the hotel guests, and with convenient and easy emergency response access. It would seem that every consideration for the placement of this helipad to benefit the project was taken into account, but the plans show no consideration for the impact on the property owners who live with it
daily:

"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."

There is simply no mitigating the presence of a helipad in the area.

Impact

As tax paying residents of the County, we have the right to the peaceful, safe enjoyment of our property and to not be put at risk with a congestion of cars and people flooding our small area. Existing residents should not be so severely impacted and, in looking at this plan, completely not considered. This project puts our community at risk of fire, losing our water supply, contaminating existing groundwater, and forever losing the peaceful enjoyment of our property.

The Hansji proposal has taken into account every consideration to benefit the project but shows no consideration for those who will be most impacted by it, the residents of Sawmill Mountain. This is made painfully evident by the developer's description of the project:

"Set back from the 120 highway, the architectural massing builds from the initial 1-story General Store to the 2-story Event Center and ultimately to the 3-story Lodging accommodations."

As indicated, this plan shows more concern for the view from Highway 120, rather than how the surrounding neighbors' view is impacted. This one sentence is the most telling and is indicative of the developer's lack of consideration for the existing residents and the surrounding community overall.

How do you mitigate the 24 hour of presence of hotel lighting in an area where there is not even a street light? How do you mitigate the massive influx of car and foot traffic of 100,000 or more people per year descending on a small community of roughly 30 souls? How do you mitigate the permanent loss of a view shed that is solely comprised of emerging forest and distant mountains? How do you mitigate a helipad, literally, a few feet away from a County zoned Rural Residential Neighborhood?

The answer is you simply cannot. In addition to preparing an EIR, The County needs to seriously consider that this project is not compatible for the area and that, in fact, the zoning itself has created this problem.

Thank you for reading our comments, we appreciate your time.

Regards,

Louis Canotas
30300 Sawmill Mountain Road
Groveland, CA 95321

Taryn Vanderpan

From: Steve Vrionis <svrionis@gmail.com>
Sent: Thursday, December 27, 2018 3:34 PM
To: Quincy Yaley; John Gray
Subject: Site Development Permit SDP18-003

I cosign the below letter.

Sincerely,

Steve Vrionis
2101 Donald Dr #25
Moraga, CA 94556

December 27, 2018

ATTN: Quincy Yaley
Assistant Director, Development
Tuolumne County Community Resources Agency
gyaley@co.tuolumne.ca.us

RE: Site development Permit SDP18-003

Dear Ms. Yaley,

Our family has owned a parcel adjacent to the proposed development since the mid-1940's. We have a family cabin on the land and have been enjoying the South Fork, Middle Fork, Sawmill Mountain and the Groveland community for four generations.

We have reviewed the materials for this project on the County's web site at:
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We have also reviewed the December 10, 2018, memorandum to Interested Stakeholders from the Tuolumne County Community Resources Agency regarding this project.

These documents indicate that the County has completed its preliminary review of the project pursuant to CEQA and determined that CEQA applies to the County's approval of the project, that the project is not exempt from CEQA, and that the County must prepare an initial study as described in Public Resources Code section 21151 to inform its decision whether to adopt a Negative Declaration or prepare an Environmental Impact Report for the project. The memorandum to Interested Stakeholders indicates that the purpose of soliciting comments at this time is to assist the county in determining whether it should prepare the initial study or skip that step and proceed directly to issuing a Notice of Preparation of draft Environmental Impact Report, as described in Section 15063(g) of the State EIR Guidelines.

Please notify us immediately if our understanding of these matters is incorrect in any way.

We write now to urge the County to prepare an Environmental Impact Report for the project to evaluate the many significant and negative effects this project will have on the environment.

As governmental agencies, planning and zoning are compelled to work together to create community cohesion and lay the groundwork for responsible development. Good planning and zoning ultimately seek to avoid nuisances, not create them. The land the Hansji Corporation is proposing to develop was historically zoned Timber Production (TPZ) for almost a century. It was eventually sold and subsequently rezoned at the request of the new owner, Robert Manly, to Commercial Recreation (C-K) in 1991 after a contentious battle with local members of the area.

The 1991 County Board of Supervisor's decision to rezone this land created an inherent land use conflict by forcing the abutment of two wildly opposed zoning designations: Rural Residential and Commercial Recreation. This decision all those years ago, opened the door for the Hansji development today and thus, now puts the County in the position of having to defend and mitigate incompatible land uses.

The only other hotel development on this corridor is the 143 room Rush Creek Lodge which opened in 2016 and is a half mile from the Yosemite Park entrance. While it is likely the Hansji developer will point to Rush Creek as a precedent for the proposed development, it is not a precedent for the current proposal for many reasons. Rush Creek was built on the site of a small, decades-ago abandoned hotel, thus, the land use was compatible with its historic use. Further, there are not and never have been residences anywhere near or around Rush Creek. This remains true today. Additionally, it is well known that the approval of Rush Creek Lodge required an EIR and multiple mitigations in regards to site usage, size/scope, view shed, existing habitat, traffic, noise, etc. The Hansji project should require no less.
A project the size/scope of Hansji's proposed Terra Vi Lodge-Yosemite on Sawmill Mountain Road, is absolutely unprecedented up and down the Hwy 120 Corridor. For this reason, and others delineated below, I respectfully request that this hotel not be approved without a thorough study of the environmental impacts. Issuing a Negative Declaration or even a Mitigated Negative Declaration for this project would be environmentally irresponsible and legally insufficient. Only an EIR can truly vet the issues surrounding this project.

It is incumbent upon the County to recognize that the Hansji development leap frogs over any other development that has come before it in this area in both geographic location and size/scope. It sets a terrible precedent in regards to creating massive commercial developments on land with no supporting county infrastructure abutting historically residential areas. Without an EIR there will be no checks and balances, no consideration for the type of impacts the residential area and the entire community will experience.

At 240 rooms with an average of 3 people per room and at just 50% occupancy, a project of this size will bring, at the minimum, 130,000 people a year to a very remote area that will struggle to absorb the impact in terms of natural resources, infrastructure, county services etc.; it will specifically cause extraordinary impacts to rural residential area that only ever has fewer than a range of 1-30 people inhabit it at any given time. The nightly occupancy of the hotel has the potential to be the same size or larger than the population of the entire city of Groveland, especially in the summer.

The impacts of this project are unprecedentedly significant and should not be ignored. This is why an EIR is necessary. Specifically, the following areas of impact must be studied:

Increased Risk of Fire
Adjacent properties and the community as a whole, will see an increase in risk of fire ignition due to the large number of people who will be visiting this high fire area, specifically, tourists with little to no knowledge of the sensitive nature of being in this type of habitat.

While the hotel structure can be made with fire proof materials and defensible space created around it, the massive influx of people unfamiliar with fire danger, pose a very real and serious threat in regards to their behavior and lack of knowledge around fire safety; lit cigarette butts, unsanctioned campfires, illegal fireworks are all dangers this area faces every day, particularly in the summer, WITHOUT a hotel. Summer will be the hotel's busiest time and an increase in

people means an increase in fire danger. There needs to be consideration for this and studies done about how such a large number of people in the area increases the likelihood of fire danger.

To further this point, CalFire is currently in the process of proposing a state policy recommendation that limits and/or disallows development in high fire danger areas so as to reduce the risk of fire as well as avoid creating dense populations of people who may lose their lives in a wildfire. The Camp Fire in Paradise, CA is a recent example. Here is a link to some information about this policy recommendation:
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The County needs to study the impacts of and take into consideration allowing development in high fire danger areas and do a risk assessment for potential loss of life and property. As we continue to have hotter and hotter weather, and less and less rain, planning and governing agencies need to be mindful and more responsible in choosing development projects; approving a massive project such as this in an area of such high fire risk is irresponsible decision making.

Water Supply
The homes that surround this development get their water from private wells. Because this development does not have access to County infrastructure such as water, it will also need to use wells to sustain their facility. The new meteorological normal that is now years of intermittent drought, suggests that a large development like this, puts nearby tax paying land owners in Tuolumne County at risk of losing their water. Water is more and more a fragile resource and this development will surely impact the neighboring homes' water supply, to suggest it won't is short sighted and, furthermore, cannot be proven. A complete study of the water source and how this development will impact existing properties' water supply needs to be done. What guarantees do neighboring residents have that the development will not drain the area of water? Without an EIR, it is not possible to even begin answering that question. Even with an EIR, it will be difficult. Nonetheless, the risk is there and it must be addressed.

Sewage
This site has no county utilities, not water or sewer. This means a special commercial sewage system needs to be created without county support. Those systems eventually fail, and when they do, what will the backup plan be? The plan does not show one. Furthermore, according to the proposal, Hansji intends to install a similar sewage system as Rush Creek Lodge. It is well known that the sewage system at Rush Creek is struggling with capacity and operational issues that are causing repugnant and hazardous spills of black/grey water. This gives area homeowners in the surrounding area grave cause for concern. How will our water supply and our overall environment be protected from these inevitable issues?

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Further, in examining the Hansji site plan, the water flow directional arrow where the leach fields are proposed is not facing the correct direction. The arrow erroneously indicates that water flow in the area runs downhill toward Sawmill Mountain Road. This is simply false. One visit to the land to observe its topography, clearly reveals that the water flow this directional arrow indicates is gravitationally impossible. The arrow where the leach fields are proposed should be indicating westerly downward flow toward the meadow as, in reality, this is actually what happens. Because in the current site plan, the arrow is falsely indicating that water will flow uphill toward Sawmill Mountain Road, it would make it appear that the leach lines will have no impact on existing water supply. The fact is, water flow in this area is downhill and directly feeds local residences' water supply. At best, the arrow in this site map is negligent misrepresentation of reality, at worst fraudulent.

Socio-Economic Impact

The socio-economic impact of this project cannot be understated. This is a very remote, rural area that is accustomed to a mild amount of drive thru traffic on the way to Yosemite, as well as summer visits of campers at nearby Yosemite Lakes Resort. And that is all. The increased traffic, noise and congestion of at least 100,000 people a year converging on this small area is not to be underestimated. There needs to be thorough studies that will specifically examine how this number of people will impact the surrounding community and what those impacts will do to the small, quiet and peaceful community that currently resides in the area.

Furthermore, the occupancy rate of the hotels in the area does not suggest a lack of available accommodations for tourists, if anything, it suggests that there is plenty of available lodging, even in the summer months. An additional 240 rooms in the area will, no doubt, have a dire fiscal impact on the small local hotels and mom and pop B&B's in the area as it will siphon off customers who want accommodations closer to Yosemite. The hotels in Groveland and the small B&Bs along the 120 corridor will, no doubt, feel a significant impact of a large hotel with expansive amenities being built in the area. These small lodges simply cannot compete with the type of development that is being proposed.

These economic changes are likely to force many existing business to close, leading to vacant commercial buildings and physical blight.

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There are several sites of archeological significance in the area surrounding the Manly property. I have attached a map of a survey done in 1990 that shows these nearby sites. I believe a similar study has been done on Manly's land, but because I am not the land owner, I do not have access to it. The land surrounding the Manly property has officially marked Indian grinding stones, etc. which would seem to suggest that the land in question might also have similar artifacts. There needs to be a complete study of the potential archeological importance of this land through a Cultural Resource Survey; all the proper government entities need to be contacted and involved in the cultural assessment of this land.

Additionally, the Me-Wuk band of Indians have considered this land sacred for generations. They collect medicinal plants and herbs from this specific area. The current proposal from Hansji has a section entitled "Historic Heritage" and it suggests they are working in collaboration with the Me-Wuk:

"The Southern Sierra Me-Wuk, originally lived in present Yosemite National Park and central western Sierra Nevada foothills in California. Through a collaborative effort with the Tuolumne Me-Wuk Tribal Council, their cultural heritage of the area will be celebrated in several meaningful ways as they may be permit. This could be done through visual displays both indoors and outside, as well as special educational programs available to the visitor."

In fact, the Me-Wuk have not been consulted in this regards to this project. An elder of the tribe specifically asked to be part of the process but, as of this writing, has not been contacted. At the very least, the Me-Wuk should be consulted but more so, an impact study should be done in regards to how this will affect a local Native American Tribe's ability to use the land.

Wildlife Habitat

This area is a significant source of food and habitat for the wildlife that live here and it is specifically used as a corridor by Mule Deer and other animals to get to the meadow below to feed. This development will completely cut off the access of this important corridor for animals and force them to find a new, and most likely more dangerous path.

In addition to being a significant and important wildlife corridor, the land in question is also known as a habitat for arboreal salamanders, spotted owl, mountain lion, bobcat (lynx), bats and pacific chorus frog. Many of these are on federal threatened/endangered lists. In fact, when this land was rezoned in 1991, the presence of the Spotted Owl was noted and yet, this was not considered and the land was rezoned anyway. More recently the area has been known to be habitat for the CA Newt, which is on the watch list of endangered species. A thorough study needs to be done to

determine what type of endangered wildlife call this land home and how this development will impact their ability to continue to survive and thrive.

Cumulative Effects of Other Developments

The Hansji project is just one of several proposed future developments in this area, and to approve this project in a vacuum, without looking at the long term cumulative impacts amounts to irresponsible long term planning. Berkeley Camp, that was lost in the 2013 Rim Fire is being rebuilt, Yosemite Lakes in Hardin Flat is proposing an expansion and, on the other side of Hwy 120 across from the Hansji development, also on Manly land, a "Glamping" development is being proposed. All of these proposals need to be weighed together to accurately assess the increased risks of fire, traffic, congestion, noise, infrastructure, public safety among other things. This project is just one among many that are being proposed, these projects will not only dramatically change the face of this area, but will also have lasting impacts that, by and large would be considered negative by the community. The impact of this one project needs to be studied as part of the whole in relationship to the other growth and development happening in the area.

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In the proposal, Hansji offers a vague acknowledgment that the County is not equipped to take on the new and significant burden of such a large development, yet offers no solutions to addressing it:

"...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."

Clearly, this project will create an undue and new burden on County Services that the County is not prepared for and that, it would appear, the County has no plans to address at this time. Fire, ambulance, sheriff services are miles away from this project. A study needs to be done to address how the County will not only support new development with services but what the impact will be with the increased demand.

Traffic and Congestion

This hotel development is going to create substantial traffic and congestion for both the surrounding community, and the residents of Sawmill Mountain Road, in particular. Sawmill Mountain Road, AKA Forest Route 1S03, is a government fire road easement that acts as an access road for the residents and, additionally, it provides forest access for seasonal campers and hunters. We question the wisdom and the legality of using this government road for commercial access. Additionally, the plan does not classify Sawmill Mountain Road as a cul-de-sac; this position needs to be reexamined. Once on Sawmill Mountain, the only way one can leave the area, is to turn around and go back the way they came. Sawmill Mountain may not be a typical cul-de-sac, but an argument can be made that it is one and, thus, the traffic impacts should be considered accordingly.

Having the hotel entrances/exits directly off Sawmill Mountain Road creates an undue and unfair hardship for the existing residents. This development will mean a massive number of cars and people will descend upon what is now, a very remote road leading to a zoned Rural Residential neighborhood, used primarily by the residents.

The site map submitted by Hansji shows an access on the east end of the property directly off Hwy 120. Why is this access not considered as the main entrance? Every other hotel establishment in the Hwy 120 corridor has its access directly off the highway, why is this development seemingly exempt from that?

Putting the access on Sawmill Mountain Road simply cannot be mitigated; it will create a substantial amount of traffic where, literally, none currently exists. Additionally, it poses potential hazards for residents from the number of hotel guests who will undoubtedly drive up Sawmill Mountain to "explore" the area and go sightseeing, doing so potentially in a reckless manner. Furthermore, as many of the residents are part time, they are left vulnerable to the risk of trespassing and theft by the mass of nearby visitors.

Lastly, the Hansji plan does not actually detail any real or meaningful traffic plan rather, as shown below, it indicates a plan to have a plan. Without a real traffic plan, there is no way to fully understand the complete scope of the impacts on the residents and the surrounding area:

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There are no dedicated drawings, no supporting evidence or thoughtful amelioration or design. This paragraph above is the sole plan for traffic in the document. In its lack of detail, this portion of the plan seems incomplete and irresponsible.

Encroachment vs. Access Road

This plan indicates an "encroachment" on Manly's land that, in fact, is an access road that has been used by homeowners for decades to access their property below. In a conversation with the developer back in April, it was indicated that Manly had the right to shut that "encroachment" down, thus denying homeowners access to their property. This access to their properties needs to be protected and recorded.

Helipad

Proposing a helipad for emergency use and for "the surrounding community" is flat out absurd. This pad sits at the base of residents' driveway and is a visual affront to all property owners and, it is designed to be out of eyesight for the hotel guests, and with convenient and easy emergency response access. It would seem that every consideration for the placement of this helipad to benefit the project was taken into account, but the plans show no consideration for the impact on the property owners who live with it daily:

"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."

This is simply no mitigating the presence of a helipad for the area.

Impact

As tax paying residents of the County, we have the right to the peaceful, safe enjoyment of our property and to not be put at risk with a congestion of cars and people flooding our small area. Existing residents should not be so severely impacted and, in looking at this plan, completely not considered. This project puts our community at risk of fire danger, losing our water supply, contaminating existing groundwater, and forever losing the peaceful enjoyment of our property.

The Hansji proposal has taken into account every consideration to benefit the project but shows no consideration for those who will be most impacted by it, the residents of Sawmill Mountain. This is made painfully evident by the developer's description of the project:

"Set back from the 120 highway, the architectural massing builds from the initial 1-story General Store to the 2-story Event Center and ultimately to the 3-story Lodging accommodations."

As indicated, this plan shows more concern for the view from Highway 120, rather than how the surrounding neighbors' view is impacted. This one sentence is the most telling and is indicative of the developer's lack of consideration for the existing residents and the surrounding community overall.

How do you mitigate the 24 hour of presence of hotel lighting in an area where there is not even a street light? How do you mitigate the massive influx of car and foot traffic of 100,000 or more people per year descending on a small community of roughly 30 souls? How do you mitigate the permanent loss of a view shed that is solely comprised of emerging forest and distant mountains? How do you mitigate a helipad, literally, a few feet away from a County zoned Rural Residential Neighborhood?

The answer is you simply cannot. In addition to preparing an EIR, The County needs to seriously consider that this project is not compatible for the area and that, in fact, the zoning itself has created this problem.

Thank you for reading our comments, we appreciate your time.

Regards,

Eric & Sarah Erickson
30300 Sawmill Mountain Road
Groveland, CA 95321

Taryn Vanderpan

From: Gene Pfeiffer <gene10302@gmail.com>
Sent: Thursday, December 27, 2018 9:48 AM
To: Quincy Yaley; John Gray
Subject: Site Development Permit SDP18-003
Attachments: Hansji Corp Dev. Sawmill Mt. letter Dec 27 2018.pdf

Dear Ms. Yaley and Mr. John Gray,
Please find attached my letter regarding the proposed development on Sawmill Mt. Road.
Sincerely,
Gene Pfeiffer

December 27, 2018

Tuolumne County Community Resources Agency
ATTN: Quincy Yaley
Assistant Director, Development
RE: Site development Permit SDP18-003

Dear Ms. Yaley,

We have a family cabin within 700 feet of the proposed project that was built in 1969, as such, we are very concerned about this development for many reasons.

Before I delineate these concerns, I first urge you to postpone the December 28th comment deadline until after the holidays. The fact that the deadline date is during the holiday season feels improperly rushed and as if it seeks to limit the number of comments on the project. Please consider January 15 or later to give time for people to properly respond.

In April of this year, many of the Sawmill neighbors attended a meeting about the project hosted by the LLC/Hansji Corporation. Since that meeting, the scope and size of the project has expanded considerably beyond what was originally communicated to our group. Thus, my concerns about this project have grown as well and, at this point, can really only be further addressed by an EIR.

I understand that this project falls within the zoned use of the land, however, with the massive size of the project and the fact that it is proposed on never before developed land near what has historically been a residential area, I would hope an EIR would be seen as important and necessary. Due to the large impact this development would have on the surrounding area in regards to resources, traffic, noise, etc. it would seem that, if there was ever a project that required an EIR, this is it. I am sure that the EIR that was performed many years ago when the properly was zoned commercial did on envision a project of this magnitude.

One of my greatest concerns is water. When we dug our 55 foot well in the late nineteen sixties the level of the water after drilling the well came up to one foot

of the surface. It is now over 20 feet below the surface. A couple of years ago we had a new well drilled. The driller had to go down 500 feet to get approximately the same water flow. The level and flow of the water has been dropping due to years of intermittent drought, which is now, as many meteorological studies have shown, the "new normal".

We were told that wells drilled in the granite in our area are tapping into different factures in the granite. This past summer when Hansji Corp. was having their two wells drilled, our drip watering system kept plugging up, which leads me to believe we are drawing water from the same granite facture. What's going to happen when they pump the large amount of water required for their development? How will that impact us? Although we were continually assured by Hansji that development will not negatively impact our water source, common sense would argue otherwise. An EIR will look at potential impacts in regards to water and, at the very least, give us more of an informed opinion beyond, "Your water should be just fine", which is what we are being told now. The reality is, no one can guarantee that and, without a study, we will have absolutely zero information about how this may impact our water.

Another concern is the traffic impact it will have in the area. Sawmill Mountain Road is a small forest road, and with two hotel entrances/exits proposed on that road, the impact to the area from both cars and people will be significant. There is no question that existing residential homes and wildlife habitat in this area will be deeply and negatively affected by this development. Bringing this number of vehicles and people to such a remote area cannot easily be mitigated; only an EIR will provide a thorough study of the potential hazards and dangers for both the people and wildlife that call this area home.

The county must prepare an initial study as described in public resources code section 21151 to inform its decision whether to adopt a negative declaration for a project of this size. The county should prepare an initial study or go directly to an EIR as per section 15063(g) of the state of california EIR guidelines.

The above are just a couple of concerns regarding this large development, we have many more. The size of this project is totally unacceptable for this area. We urge the County to please realize that the impacts of this project are incredibly significant and approve an EIR for this unprecedented type of development on what has always been nothing but forest land. Additionally, we ask that more time be given and the deadline be extended to after the

holidays so people can prepare proper responses.

Sincerely.

Gene and Joann Pfeiffer
11360 Sawmill Mountain Road
Groveland, CA 95321

Taryn Vanderpan

From: hermanb.schaap <hermanb.schaap@gmail.com>
Sent: Monday, December 24, 2018 12:18 PM
To: Quincy Yaley
Subject: Site Development Permit SDP18-003 Assessor's Parcel Numbers: 068-120-060 and 068-120-061

Dear Quincy Yaley,

I am very much in favor of the project planned by Hardin Flat LLC/Hansji Corporation.

I am sure It will benefit commerce and real estate sales in the Groveland and Pine Mountain Lake areas.

Hermanus B Schaap, B.S.E.E.
Schaap Consulting
hbschaap@gmail.com
209 732-1001

Taryn Vanderpan

From: David Erickson <cdavidericksonmv@gmail.com>
Sent: Friday, December 28, 2018 2:13 PM
To: Quincy Yaley; John Gray
Cc: Sherri Brennan; Randy Hanvelt; Evan Royce; Karl Rodefer
Subject: Site development Permit SDP18-003
Attachments: Hanji-Manly Proposal - C Erickson letter.pdf

Ms, Yaley, Supervisor Gray,
Please see our attached letter regarding the proposed development in permit application SDP18-003

Sincerely,
Carl and Betty Erickson

Carl & Betty Erickson
50 Rowan Way
Mill Valley, CA 94941

December 27, 2018

ATTN: Quincy Yaley
Assistant Director, Development
Tuolumne County Community Resources Agency
qyaley@co.tuolumne.ca.us

RE: Site development Permit SDP18-003

CC: Supervisor John Gray
jgray@co.tuolumne.ca.us

Dear Ms. Yaley,
Our family has owned a parcel adjacent to the proposed development since the mid-1940's. My father bought the property and we built the family cabin on the land. We have been a part of the local community, enjoying the South Fork, Middle Fork, Sawmill Mountain and the Groveland community for four generations. This is, and has been, a retreat from the noise, air, congestion pollution.

We have reviewed the materials for this project on the County's web site at:
https://www.tuolumnecounty.ca.gov/1158/Terra-Vi-Lodge-Yosemite.

We have also reviewed the December 10, 2018, memorandum to Interested Stakeholders from the Tuolumne County Community Resources Agency regarding this project.

These documents indicate that the County has completed its preliminary review of the project pursuant to CEQA and determined that CEQA applies to the County's approval of the project, that the project is not exempt from CEQA, and that the County must prepare an initial study as described in Public Resources Code section 21151 to inform its decision whether to adopt a Negative Declaration or prepare an Environmental Impact Report for the project. The memorandum to Interested Stakeholders indicates that the purpose of soliciting comments at this time is to assist the county in determining whether it should prepare the initial study or skip that step and proceed directly to issuing a Notice of Preparation of draft Environmental Impact Report, as described in Section 15063(g) of the State EIR Guidelines.

Please notify us immediately if our understanding of these matters is incorrect in any way.

We write now to urge the County to prepare an Environmental Impact Report for the project to evaluate the many significant and negative effects this project will have on the environment.

As governmental agencies, planning and zoning are compelled to work together to create community cohesion and lay the groundwork for responsible development. Good planning and zoning ultimately seek to avoid nuisances, not create them. The land the Hansji Corporation is proposing to develop was historically zoned Timber Production (TPZ) for almost a century. It was eventually sold and subsequently rezoned at the request of the new owner, Robert Manly, to Commercial Recreation (C-K) in 1991 after a contentious battle with local members of the area.

The 1991 County Board of Supervisor's decision to rezone this land created an inherent land use conflict by forcing the abutment of two wildly opposed zoning designations: Rural Residential and Commercial Recreation. This decision all those years ago, opened the door for the Hansji development today and thus, now puts the County in the position of having to defend and mitigate incompatible land uses.

The only other hotel development on this corridor is the 143 room Rush Creek Lodge which opened in 2016 and is a half mile from the Yosemite Park entrance. While it is likely the Hansji developer will point to Rush Creek as a precedent for the proposed development, it is not a precedent for the current proposal for many reasons. Rush Creek was built on the site of a small, decades-ago abandoned hotel, thus, the land use was compatible with its historic use. Further, there are not and never have been residences anywhere near or around Rush Creek. This remains true today. Additionally, it is well known that the approval of Rush Creek Lodge required an EIR and multiple mitigations in regards to site usage, size/scope, view shed, existing habitat, traffic, noise, etc. The Hansji project should require no less.

A project the size/scope of Hansji's proposed Terra Vi Lodge-Yosemite on Sawmill Mountain Road, is absolutely unprecedented up and down the Hwy 120 Corridor. For this reason, and others delineated below, I respectfully request that this hotel not be approved without a thorough study of the environmental impacts. Issuing a Negative Declaration or even a Mitigated Negative Declaration for this project would be environmentally irresponsible and legally insufficient. Only an EIR can truly vet the issues surrounding this project.

It is incumbent upon the County to recognize that the Hansji development leap frogs over any other development that has come before it in this area in both geographic location and size/scope. It sets a terrible precedent in regards to creating massive commercial developments on land with no supporting county infrastructure abutting historically residential areas. Without an EIR there will be no checks and balances, no consideration for the type of impacts the residential area and the entire community will experience.

At 240 rooms with an average of 3 people per room and at just 50% occupancy, a project of this size will bring, at the minimum, 130,000 people a year to a very remote area that will struggle to absorb the impact in terms of natural resources, infrastructure, county services etc.; it will specifically cause extraordinary impacts to rural residential area that only ever has fewer than a range of 1-30 people inhabit it at any given time. The nightly occupancy of the hotel has the potential to be the same size or larger than the population of the entire city of Groveland, especially in the summer.

The impacts of this project are unprecedentedly significant and should not be ignored. This is why an EIR is necessary. Specifically, the following areas of impact must be studied:

Increased Risk of Fire

Adjacent properties and the community as a whole, will see an increase in risk of fire ignition due to the large number of people who will be visiting this high fire area, specifically, tourists with little to no knowledge of the sensitive nature of being in this type of habitat.

While the hotel structure can be made with fire proof materials and defensible space created around it, the massive influx of people unfamiliar with fire danger, pose a very real and serious threat in regards to their behavior and lack of knowledge around fire safety; lit cigarette butts, unsanctioned campfires, illegal fireworks are all dangers this area faces every day, particularly in the summer, WITHOUT a hotel. Summer will be the hotel's busiest time and an increase in people means an increase in fire danger. There needs to be consideration for this and studies done about how such a large number of people in the area increases the likelihood of fire danger.

To further this point, CalFire is currently in the process of proposing a state policy recommendation that limits and/or disallows development in high fire danger areas so as to reduce the risk of fire as well as avoid creating dense populations of people who may lose their lives in a wildfire. The Camp Fire in Paradise, CA is a recent example. Here is a link to some information about this policy recommendation:

https://sanfrancisco.cbslocal.com/2018/12/11/cal-fire-chief-recommends-banning-home-construction-in-vulnerable-areas/

The County needs to study the impacts of and take into consideration allowing development in high fire danger areas and do a risk assessment for potential loss of life and property. As we continue to have hotter and hotter weather, and less and less rain, planning and governing agencies need to be mindful and more responsible in choosing development projects; approving a massive project such as this in an area of such high fire risk is irresponsible decision making.

Water Supply

The homes that surround this development get their water from private wells. Because this development does not have access to County infrastructure such as water, it will also need to use wells to sustain their facility. The new meteorological normal that is now years of intermittent drought, suggests that a large development like this, puts nearby tax paying land owners in Tuolumne County at risk of losing their water. Water is more and more a fragile resource and this development will surely impact the neighboring homes' water supply, to suggest it won't is short sighted and, furthermore, cannot be proven. A complete study of the water source and how this development will impact existing properties' water supply needs to be done. What guarantees do neighboring residents have that the development will not drain the area of water? Without an EIR, it is not possible to even begin answering that question. Even with an EIR, it will be difficult. Nonetheless, the risk is there and it must be addressed.

Sewage

This site has no county utilities, not water or sewer. This means a special commercial sewage system needs to be created without county support. Those systems eventually fail, and when they do, what will the backup plan be? The plan does not show one. Furthermore, according to the proposal, Hansji intends to install a similar sewage system as Rush Creek Lodge. It is well known that the sewage system at Rush Creek is struggling with capacity and operational issues that are causing repugnant and hazardous spills of black/grey water. This gives area homeowners in the surrounding area grave cause for concern. How will our water supply and our overall environment be protected from these inevitable issues?

The current Hansji proposal shows leach fields that are directly adjacent to private property on a downhill slope that feeds a meadow and a spring below. That meadow contains wells for neighboring cabins fed by groundwater. At 1905 linear feet, the size of the leach fields for this type of development are not insignificant. Studies need to be done on what impact these fields will have in regards to potential contamination of current residents' water supply, as well the unpleasant impacts of off gassing and general foul odors. The risk of water supply contamination in existing wells is an impact that needs to be studied and addressed.

Further, in examining the Hansji site plan, the water flow directional arrow where the leach fields are proposed is not facing the correct direction. The arrow erroneously indicates that water flow in the area runs downhill toward Sawmill Mountain Road. This is simply false. One visit to the land to observe its topography, clearly reveals that the water flow this directional arrow indicates is gravitationally impossible. The arrow where the leach fields are proposed should be indicating westerly downward flow toward the meadow as, in reality, this is actually what happens. Because in the current site plan, the arrow is falsely indicating that water will flow uphill toward Sawmill Mountain Road, it would make it appear that the leach lines will have no impact on existing water supply. The fact is, water flow in this area is downhill and directly feeds local residences' water supply. At best, the arrow in this site map is negligent misrepresentation of reality, at worst fraudulent.

Socio-Economic Impact

The socio-economic impact of this project cannot be understated. This is a very remote, rural area that is accustomed to a mild amount of drive thru traffic on the way to Yosemite, as well as summer visits of campers at nearby Yosemite Lakes Resort. And that is all. The increased traffic, noise and congestion of at least 100,000 people a year converging on this small area is not to be underestimated. There needs to be thorough studies that will specifically examine how this number of people will impact the surrounding community and what those impacts will do to the small, quiet and peaceful community that currently resides in the area.

Furthermore, the occupancy rate of the hotels in the area does not suggest a lack of available accommodations for tourists, if anything, it suggests that there is plenty of available lodging, even in the summer months. An additional 240 rooms in the area will, no doubt, have a dire fiscal impact on the small local hotels and mom and pop B&B's in the area as it will siphon off customers who want accommodations closer to Yosemite. The hotels in Groveland and the small B&Bs along the 120 corridor will, no doubt, feel a significant impact of a large hotel with expansive amenities being built in the area. These small lodges simply cannot compete with the type of development that is being proposed.

These economic changes are likely to force many existing business to close, leading to vacant commercial buildings and physical blight.

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There are several sites of archeological significance in the area surrounding the Manly property. I have attached a map of a survey done in 1990 that shows these nearby sites. I believe a similar study has been done on Manly's land, but because I am not the land owner, I do not have access to it. The land surrounding the Manly property has officially marked Indian grinding stones, etc. which would seem to suggest that the land in question might also have similar artifacts. There needs to be a complete study of the potential archeological importance of this land through a Cultural Resource Survey; all the proper government entities need to be contacted and involved in the cultural assessment of this land.

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There are no dedicated drawings, no supporting evidence or thoughtful amelioration or design. This paragraph above is the sole plan for traffic in the document. In its lack of detail, this portion of the plan seems incomplete and irresponsible.

Encroachment vs. Access Road

This plan indicates an "encroachment" on Manly's land that, in fact, is an access road that has been used by homeowners for decades to access their property below. In a conversation with the developer back in April, it was indicated that Manly had the right to shut that "encroachment" down, thus denying homeowners access to their property. This access to their properties needs to be protected and recorded.

Helipad

Proposing a helipad for emergency use and for "the surrounding community" is flat out absurd. This pad sits at the base of residents' driveway and is a visual affront to all property owners and, it is designed to be out of eyesight for the hotel guests, and with convenient and easy emergency response access. It would seem that every consideration for the placement of this helipad to benefit the project was taken into account, but the plans show no consideration for the impact on the property owners who live with it daily:

> "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."

This is simply no mitigating the presence of a helipad for the area.

Impact

As tax paying residents of the County, we have the right to the peaceful, safe enjoyment of our property and to not be put at risk with a congestion of cars and people flooding our small area. Existing residents should not be so severely impacted and, in looking at this plan, completely not considered. This project puts our community at risk of fire danger, losing our water supply, contaminating existing groundwater, and forever losing the peaceful enjoyment of our property.

The Hansji proposal has taken into account every consideration to benefit the project but shows no consideration for those who will be most impacted by it, the residents of Sawmill Mountain. This is made painfully evident by the developer's description of the project:

> "Set back from the 120 highway, the architectural massing builds from the initial 1-story General Store to the 2-story Event Center and ultimately to the 3-story Lodging accommodations."

As indicated, this plan shows more concern for the view from Highway 120, rather than how the surrounding neighbors' view is impacted. This one sentence is the most telling and is indicative of the developer's lack of consideration for the existing residents and the surrounding community overall.

How do you mitigate the 24 hour of presence of hotel lighting in an area where there is not even a street light? How do you mitigate the massive influx of car and foot traffic of 100,000 or more people per year descending on a small community of roughly 30 souls? How do you mitigate the permanent loss of a view shed that is solely comprised of emerging forest and distant mountains? How do you mitigate a helipad, literally, a few feet away from a County zoned Rural Residential

Neighborhood?

The answer is you simply cannot. In addition to preparing an EIR, The County needs to seriously consider that this project is not compatible for the area and that, in fact, the zoning itself has created this problem.

Thank you for reading our comments, we appreciate your time.

Regards,

Carl and Betty Erickson
30300 Highway 120
Groveland, CA 95321

Taryn Vanderpan

From:	deTar, Matthew <detar@ohio.edu>
Sent:	Thursday, December 27, 2018 10:15 PM
To:	Quincy Yaley
Cc:	John Gray
Subject:	Stakeholder Comments on Terra Vi Lodge Development
Attachments:	Stakeholder Comments - Matthew deTar.pdf; Stakeholder Notification Form - Matthew deTar.pdf

Dear Quincy Yaley (cc John L. Gray),

Attached please find my response to a request for stakeholder comments on the Hardin Flat LLC/Hansji Corporation Site Development off of Sawmill Mountain Road in Tuolumne County, also known as the Terra Vi Lodge Development. I have also attached a stakeholder notification/response form.

I appreciate your time and consideration in reviewing all stakeholder comments on a development of this magnitude. I look forward to learning complete details about the development from an Environmental Impact Report, and I look forward to responsible development Tuolumne County.

Thank you,

Matthew deTar, PhD
Assistant Professor
School of Communication Studies
Scripps College of Communication
Ohio University
Schoonover Center 427
20 E. Union St.
Athens, OH 45701

December 27, 2018

Quincy Yaley
qyaley@co.tuolumne.ca.us
Tuolumne County Community Resources Agency
County of Tuolumne
2 South Green Street
Sonora, CA 95370

CC: jgray@co.tuolumne.ca.us

RE: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003 Assessor's Parcel Numbers: 068-120-060 and 068-120-061

Dear Quincy Yaley (cc John L. Gray):

I am writing to respond to the request for stakeholder comments regarding the development proposed by Hardin Flat LLC/Hansji Corporation for the Terra Vi Lodge. I have been a frequent visitor and part-time resident in the Sawmill Mountain Area for over 35 years. My family's property is located at 11200 Sawmill Mountain Road. I have a number of strong concerns about the Terra Vi Lodge development. I believe that the proposal should not go forward without an Environmental Impact Report, and I have a number of other fire, safety, and zoning concerns that I believe Tuolumne County officials should carefully consider.

To begin, I strongly disagree with the developer's assertions about the environmental impact of this development. I believe that an Environmental Impact Report must be conducted to assess a number of issues that are either ignored, inadequately addressed, or inaccurately characterized in the development proposal. These include:

1. Incomplete current environmental assessment by developer. Numerous aspects of this project that will have a significant impact on the environment have not been considered in the development proposal at all. Highway 120 road improvements, helicopter traffic impact (noise, sound, and light pollution), car traffic increases (noise, light, and air quality pollution), bus turnaround road-widening (for the new YARTS stop discussed) are some of the aspects not considered at all in the proposal. This lack of consideration seems to be the result of a presumption that an Environmental Impact Report will, in fact, be completed at a later date. For instance, number 4 of the Stakeholder Notification document posted on the County website says that "exact improvement requirements will be determined during the environmental review of the project." A Negative Declaration would directly contradict the language of the proposal itself, since the development proposal explicitly states that it is an incomplete assessment of environmental impact. An Environmental Impact Report should be conducted since it is presumed in the development proposal's own language.

2. Storm Water and Leach Fields. The development's current proposed leach field is located directly adjacent to and downhill from the proposed helicopter landing pad and the improved Sawmill Mountain Road. The development proposal appears to dismiss the possibility that

increased storm water problems from paved surfaces will impact the site at all, and includes no significant plan in the design for storm water mitigation. The proposal notes numerous times that this site has been heavily impacted by the 2013 Rim Fire without noting the increased incidence of erosion following major fires. Given the intensity of rain storms in the area, the location of the leach fields next to numerous new and existing paved areas poses a risk of sewage contamination into surrounding areas, many of which include groundwater wells. The development proposal does not consider how new storm water runoff from the helipad will impact the proposed leech fields. An Environmental Impact Report is necessary to determine the relationship between the leach fields, the increased potential for erosion, and new storm water runoff from pavement surfaces adjacent to the proposed leech field.

3. Groundwater Quality. The proposed leach fields are set uphill from, and in close proximity to existing residents' wells. The development plan does not consider the impact of the proposed leech fields on the existing residents' wells, and does not show the locations of existing wells. If contamination of the residential groundwater supply were to occur, there is no mitigating it or repairing it. The placement of leach fields for a development of this scale needs to be thoroughly studied to avoid irreparable damage to groundwater aquifers. An Environmental Impact Report is necessary to determine the relationship between the leach fields and groundwater quality, especially given the proximity of the leech fields to the wells of existing residents.

4. Protected/Threatened Species under CA Law. I have watched this area recover from the Rim Fire that nearly destroyed my family's residence. I have been privileged to see a number of threatened species return to this area since the fire, including bobcats and spotted owls. I have sighted bobcats on two occasions in 2018 in the immediate vicinity of the proposed development, to the northwest of the proposed development across Sawmill Mountain road where the forest has not been cut down. Bobcats and spotted owls are threatened species under California law, and their presence in the area necessitates an Environmental Impact Report to assess the proposed development's impact on species protected by California law.

5. Habitat removal from road construction. The development proposal states that the project will remove ten trees, and the developers determine this number to be small. Given that the site was clear cut in 2014 following the Rim Fire to prepare the property for sale, this is not a completely accurate accounting of the history of tree removal on this site for this project. The developers also imply that this lack of tree removal demonstrates the project's candidacy for a Negative Declaration. The proposal, however, does not include any information on the number of trees that will be impacted by the significant road improvements to highway 120 also discussed in the proposal. The forest surrounding the clear cut area of the development property is thick, and it seems to me that the lane improvements necessary for a development of this scale would involve the removal of hundreds of existing trees adjacent to the highway. This seems like a conservative estimate given the density of the forest in the area and the extensiveness of the road improvements. The developer's proposal has not completely or accurately characterized the extent of the development's effect on the surrounding forest, and therefore an Environmental Impact Report is necessary to determine the total impact on the forest.

6. Contradictory mitigation plans. The proposal includes plans to minimize both water use and waste production that contradict one another. The developer proposes to minimize water use by

using single-use plates and utensils. The proposal also includes reference to plans for composting. Since Tuolumne County does not have a composting facility, and since the site development plan does not include a composting facility, references to composting appear to be either disingenuous or entirely unplanned. Since there is no proposal for a compost facility on site, this water-minimization proposal will presumably increase the garbage output of this facility considerably. The development's strategy for minimizing water use, which is an imperative of a development of this size in a drought-stressed area, will lead to a huge increase in the amount of waste taken (presumably) to the Groveland transfer station off Merrill Road. The County Commissioners should review the project's impact on current waste disposal locations, and an Environmental Impact Report should be conducted to evaluate the effect of the developer's undisclosed composting project on the watershed and area wildlife.

7. No preexisting development. In the case of two nearby developments, Rush Creek Lodge and the rebuilding of Berkeley Tuolumne Camp, the County's determination of a Negative Declaration made some sense because those sites had preexisting developments that were being replaced after the 2013 Rim Fire. There has never been a development on the proposed site of the Terra Vi Lodge, and therefore there has never been an assessment of Environmental Impact. A complete Environmental Impact Report is necessary because the land has never in its history been used for any type of development.

Beyond the environmental concerns above, I believe the Planning Commission should consider a number of fire, safety, and zoning concerns as well.

I am personally very worried about how this project will increase the risk of loss of life in a wild fire. Most of the destruction from the Camp Fire in 2018 in Paradise, CA happened in the first 4 hours of the fire. During the Camp Fire, at least 4 people died in their cars during attempted evacuation as traffic jams on evacuation routes resulted in the fire overtaking the traffic jam. Evacuation routes in the area of Sawmill Mountain are extremely limited. The Rim Fire in 2013 moved extremely quickly in the area of the proposed project, and firefighters were unable to defend a residence and an outbuilding immediately adjacent to the proposed development. The Sawmill Mountain Area and the surrounding 5 miles are an extremely high-use area during the summer and throughout the fire season, and I worry that the proposed development will significantly exacerbate the risk of death in a fire.

In addition to the risk posed by fire and the very constricted evacuation routes, the emergency services in the area are located very far from this proposed site. These services are also already stretched to their maximum in the immediate area of the proposed development with the Rush Creek Lodge, Evergreen Lodge and Camp Mather, San Jose Camp, Yosemite Lakes, lodging in Buck Meadows, and the rebuilding of the Berkeley Tuolumne Camp. Nearest EMS services take about 25 minutes to reach the Sawmill Mountain Area, and nearest hospital services are an hour away, notwithstanding the proposed helipad. I was recently very frustrated to learn in the Sonora *Union Democrat* that the Groveland Fire Department was not contacted to comment on this development, and that the development will not contribute to the Fire District tax base even though it will put significant burden on the Groveland Fire Department. Without an investment in expanded emergency services (not just a helipad, but actual funding for EMS in Groveland or elsewhere) this project poses a great risk in a health or safety emergency.

Finally, despite the developer's assertion that the project conforms to the zoning requirements of the county, no justification for this assertion is given. The proposed project includes nearly 30 buildings consolidated on 11.5 acres of the property, a helipad, public market and restaurant, and public bus station. Tuolumne County Ordinance Code 17.31, which describes the C-K zoning regulation, lists a "Hotel/Motel" with creative design. A development with a helipad and public bus station seems to far exceed this part of the zoning regulation.

Thank you for your consideration of my concerns. I look forward to watching responsible development proceed in Tuolumne County.

Matthew deTar

Taryn Vanderpan

From: Lorenz, Duffy <Duffy.Lorenz@bakermckenzie.com>
Sent: Thursday, December 20, 2018 7:56 PM
To: Quincy Yaley
Subject: Terra Vi Development - Stakeholder Comments

Dear Quincy,

I have been a frequent visitor to the Sawmill Mountain Road Area since 2003, which I consider to be one of the most beautiful areas in the United States.

It is my understanding that Hardin Flat LLC / Hansji Corporation is planning the development of Terra Vi lodge in Tuolumne County. While I welcome the investment in the region, I believe that it would be ill-advised to proceed with this project without having conducted an environmental impact review. Obviously, the region has experienced extreme environmental trauma in recent years as a result of the Rim Fire. Further, this precious and gorgeous land requires the highest standard of protection.

One particular area of concern is that Hansji Corporation has absolutely no experience running a property in close proximity to a national park. They are headquartered in Anaheim and own two hotels there, and their other properties include Marriots in San Diego and Phoenix. If a development in the area is to move forward without an EIR, which I don't think is a good idea, it should at least be by a company who has experience dealing with the myriad issues relevant to conservation of forestland. It goes without saying that what works in the Gas Lamp of San Diego would not be appropriate for Tuolumne County.

The bottom line is that this area is too important to speed through an approval process without proper analysis. The future of Tuolumne County and this country depend on responsible stewardship of the land.

Thank you for your consideration. I would be happy to discuss this further by phone if it would be helpful.

Have a nice holiday!

Respectfully,

Duffy Lorenz

Duffy Lorenz
Partner | Baker & McKenzie LLP
Tel: +1 312 861 8894 | Cell: +1 773 322 6349
duffy.lorenz@bakermckenzie.com

Baker McKenzie.

THE LEADING
CROSS-BORDER FIRM

Taryn Vanderpan

From: Lucy Schwallie <LSchwallie@seols.org>
Sent: Wednesday, December 26, 2018 11:26 PM
To: Quincy Yaley
Subject: Terra Vi/Hansji Development Comments (SDP18-003)

Dear Ms. Yaley,

Thank you for your request for comments from interested stakeholders regarding the "Terra Vi" development proposal. I want to begin by stating that this important and beautiful land should be enjoyed by as many people who can in a responsible manner, and I appreciate the County's thoughtful process as it determines the next step in the review process. I write from the perspective of two different strong interests: as an attorney who has a commitment to ensuring compliance with statutes enacted to protect natural spaces from possibly impactful development, and as a frequent visitor to my husband's family's cabin at 11200 Sawmill Mountain Road.

I have been visiting this area for over 20 years. While I am not an expert, and can only speak in non-technical terms, I can explain what I think some of the possible negative environmental impacts of the development may be from my review of the proposal and my knowledge of the area.

The area where the development will be built was decimated by the rim fire, but has been slowly recovering. The wildlife is plentiful – I have personally seen bears, bobcats, bats, hummingbirds, owls and deer on the property adjacent to the development. I have heard elk. Seen fire ant nests and gigantic spiders. Not only would the new building disrupt habitats, but any improvements to highway 120 would also have substantial effects on those habitats.

The scope of the development is large – the separate structures, the footprint, the wastewater and septic necessities. While the developer seems to think that the 10 trees that are going to be cut down is a minor amount – every tree that was able to survive the fire is a precious and essential part of this fragile and recovering ecosystem.

Given that there has never been any development on this property, this is exactly the type of project that CEQA contemplates requiring an environmental impact review. While the review may determine the projects impacts will be able to be mitigated successfully, without the diligence that the review requires the impacts are all conjecture.

I am cautiously hopeful that the County will take the comments of the stakeholders seriously. Deciding to move forward with merely a negative declaration would be, in the long run, a more expensive and time-consuming endeavor.

I appreciate your consideration. Please feel free to contact me via phone or email if you have additional questions.

Lucy Schwallie

SEOLS
Southeastern Ohio Legal Services
Pursuing Justice, Changing Lives

Lucy D. Schwallie
Staff Attorney
964 East State Street
Athens, Ohio 45701
Phone: 740.594.3558
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lschwallie@seols.org

Taryn Vanderpan

From:	Terre Passeau <terre.passeau@gmail.com>
Sent:	Friday, December 28, 2018 1:45 PM
To:	Quincy Yaley
Cc:	John Gray
Subject:	Terra Vi Lodge - Comments
Attachments:	Terra Vi Lodge - Comments.pdf

Re: Hardin Flat LLC/Hansji Corporation Site Development Permanent SDP18-003
Assessor's Parcel Numbers: 068-120-060 and 068-120-061

I am writing to provide my comments with regard to the above project.

How can this project move forward without the County addressing the negative impact this resort will have on the VERY LIMITED emergency services in the Groveland area? The Project Summary for this project states that the owners "understand the impact a resort of this nature will have on the already stressed emergency services system."

Tuolumne County does not provide fire protection to Groveland. The property owners in Groveland pay for fire protection through our payments to Groveland Community Services District, and GCSD contracts with Cal Fire to provide fire protection.

Tuolumne County does not provide a fulltime ambulance in Groveland; therefore, unlike the rest of Tuolumne County, Groveland property owners pay an additional $90 per year on our property tax bills so that we can have a fulltime ambulance staffed in our community.

Since the County cannot afford to build and staff an additional fire station and ambulance near this project, and since this property is outside the Groveland Community Services District that would require it to pay for fire and ambulance service, I feel the project owners should be required to build and pay for staffing of a permanent, fulltime fire house and ambulance station at their property.

It is unrealistic to expect the Groveland Fire Department to be able to cover Groveland and Big Oak Flat, Rush Creek and now Terra Vi Lodge. This leaves the citizens of Groveland and Big Oak Flat, who actually PAY for the fire and ambulance service, vulnerable if we need emergency services when those emergency services could be far away on a call at Terra Vi Lodge.

I understand about mutual aid with emergency services. Mutual aid means assisting other agencies when those agencies aren't available to handle their own calls. But unless the County or Terra Vi Lodge provides emergency services for this project, then the County expects Groveland to provide those emergency services and that is not "mutual aid" since Groveland would be covering those emergency services when the County should be covering those calls for service.

It is not only about the negative financial impact this would have on the Groveland taxpayers. It is also about the LACK of emergency services personnel in Groveland and how thin those services would be stretched if Groveland has to now cover the Terra Vi Lodge resort. This could mean the taxpayers of Groveland might have to wait a very long time for emergency services if they have to come from other extended areas of the county. When you have an emergency, 5 minutes seems like an eternity; let alone waiting an hour or more for help to arrive!

If the County is going to approve this project, then I feel the County needs to provide additional fire and ambulance emergency services personnel in the Sawmill Mountain area – not expect the taxpayers of Groveland to fund those services.

John: How would you and your family have felt when you had your medical emergency a year or so ago if you had needed immediate medical help and called 9-1-1 only to be told that Groveland's fire personnel and ambulance were already on a call at Terra Vi Lodge and that it would take an hour or more for an ambulance to come from somewhere else in the county? Maybe that would have been too long to help you.

Quincy: I am not a property within 2,000 feet of the proposed project but I want to request that I be notified of all future hearings. If notifying you here is not the proper way to request this, please let me know how I officially make that request.

~Terre Passeau, Groveland

Taryn Vanderpan

From: kaycrow@inreach.com
Sent: Friday, December 28, 2018 6:14 PM
To: Quincy Yaley
Cc: John Gray; Randy Hanvelt; Evan Royce; Sherri Brennan; Karl Rodefer
Subject: Terra Vi Lodge (Sawmill project)

Dear Ms. Yaley,
I am opposed to the new development in the Groveland area, Sawmill project near Yosemite Park , Terra Vi Lodge because emergency services for that project have not been discussed publicly. We in Groveland pay for Fire and ambulance service. Because we have a mutual aid program, when one of our services leaves our immediate area, we sometimes have to wait for another ambulance to be dispatched. That can take up to one hour and could be life threatening if our ambulance is out of the area.

Additionally, I just found out about this project from social media and more recently an article in the Union Democrat. We need more time before a deadline is imposed so all of our residents may comment on this project before it moves forward.

In closing, where is the transparency for this project?

Kay Crow

cc: John Gray
Randy Hanvelt
Evan Royce
Sherri Brennan
Karl Rodefer

Kay Crow
PO Box 1107
Groveland, CA 95321
209 962-7861

Taryn Vanderpan

From: Laura deTar <ldetar@gmail.com>
Sent: Friday, December 28, 2018 10:55 AM
To: Quincy Yaley
Subject: Terra Vi Lodge

Hello Ms. Yaley,

I hope this message finds you well.

I am writing to express my concern over the development of the Terra Vi Lodge site on Sawmill Mountain Road. My primary concern lies in the development of this site without a thorough Environmental Impact Report.

I have been a regular visitor to Sawmill Mountain for the last 25 years, and have enjoyed it's pristine wilderness and the wildlife that calls the area home. The Rim Fire devastated Sawmill Mountain, and dramatically changed the landscape of the area. With the large changes in recent years to the landscape due to fires, I am concerned that any studies that occurred prior to the fires are not taking into account the current landscape and terrain as it lays. I am also concerned that the very large nature of this development is well beyond what the land and the roadways can support, since Sawmill Mountain has not ever been home to so large a development.

A thorough EIR is the least that residents and visitors to the area can ask for any time a new, large development is being built in the middle of the woods. The development may come, but the least we can do is make it safe and smart for the nature that the lodge wants to bring everyone to.

Thank you,
Laura

Taryn Vanderpan

From: samanthakraft129 <samanthakraft129@yahoo.com>
Sent: Thursday, December 27, 2018 3:18 PM
To: Quincy Yaley
Cc: John Gray
Subject: Terra Vi Lodge

Quincy,

Good Afternoon and Happy Holidays. I am writing you to express my concerns regarding the proposed "Terra Vi Lodge" off of Saw Mill Mountain Rd. My grandparents have owned the property at 11230 Saw Mill Mountain Rd for over 30 years, and I believe that this project would be detrimental to their land as well as the surrounding environment.

My main concern is the added fire danger in the area. As I'm sure you are aware this particular area was devastated by the RIM fire in 2013 and it has not started to recover. This fire was caused by a hunters negligence and it burned 257,314 acres as well as 11 residences, 3 commercial structures and 98 outbuildings (1 of which belonged to my grandfather.) With the proposed 154,098 sq foot lodge the risk of fire danger due to construction negligence as well as the increased fire danger due to more people in the area is something that should seriously be considered.

The Rim fire is just one of the many fires that have unfortunately occurred in this area.

An EIR is imperative on a project of this size. According to the California Environmental Quality Act any project that has the potential to have a "significant adverse impact" on the environment such as harmful changes to the land, water, cultural resources or wildlife, is required to have an EIR prepared. Is there a compelling reason why this report is not being completed?

Finally what steps would be taken to assure that guests of this lodge are not trespassing on our private property?

Thank you,

Samantha Wiedemann

Sent from my Verizon, Samsung Galaxy smartphone

Taryn Vanderpan

From: burt@lopeselectric.com
Sent: Thursday, December 27, 2018 10:25 AM
To: Quincy Yaley
Subject: Terra Vi Lodge

We are the home owners of 11272 Sawmill Mtn. Rd. Our concerns about the new hotel are MASSIVE..... we have owned this property for 40 years looking for peace and quiet. And now, a hotel adjacent to my property? I don't think so.

1) Sewage system leach lines on the bottom side of Sawmill Mtn Rd... this leads to a lot of our wells. What will happen when 1,000+ toilets are flushing to our well water?

2) Digging for 2 new wells above my well and using the water for the purpose of the hotel, what will happen to my well..... will my well go dry? Has there been a study about this?

3) Should the sewer system move to the East side of Sawmill Mtn Rd.?

4) Has the State of California done all of the environmental impact to make sure everything is okay?

5) Why can't the hotel build their own entrance road off of Highway 120 instead of using Sawmill Mtn Rd for their entrance?

6) Why can't they put the second phase cabins back where there is no building allowed? and put the no building next to our properties to give some buffer?

7) We are questioning the size of the sewer system to the size of the hotel. We believe the sewer system is not big enough to properly handle the hotel when it is complete.

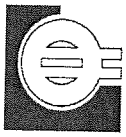
This whole idea of a hotel in our location is ridiculous.

Thank you,

Burt Lopes & Constance Lopes

Lopes Electric, Inc.
1060 Elm St
San Jose, CA 95126
T: (408) 984-8422

F: (408) 984-8497
E: Burt@LopesElectric.com



LOPES ELECTRIC, INC.

Taryn Vanderpan

From: Bob Kaehms <bob.kaehms@gmail.com>
Sent: Monday, December 24, 2018 9:40 PM
To: Quincy Yaley
Cc: John Gray
Subject: Terra Vi lodge

What in the world are you guys thinking?

As a PML home owner, I cant imagine that being a good thing for the local economy or environment.

--
-Bob

~~~~~~

"From our orbital vantage point, we observe an earth without borders, full of peace, beauty and magnificence, and we pray that humanity as a whole can imagine a borderless world as we see it and strive to live as one in peace." —William Cameron McCool
~~~~~~

Taryn Vanderpan

From: Janice Kwiatkowski <janicekowski@gmail.com>
Sent: Monday, December 24, 2018 5:00 PM
To: Quincy Yaley
Subject: Terra Vi Lodge

Where can I see a list of potential stakeholders that were notified?

Also what county code states that a 245 room lodge, plus additional cabins, only has to notify residents and businesses within 1000 feet? This would be the same code that was kindly extended to 2000 ft?

Were Special Districts that would be affected notified?

Thank you in advance for your quick response.

Janice Kwiatkowski

Taryn Vanderpan

From: Rebecca Ruiz <rebecca8ruiz@gmail.com>
Sent: Monday, December 24, 2018 4:56 PM
To: Quincy Yaley; John Gray
Subject: Terra Vi Lodge

I'm very concerned about the proposal to build the Terra Vi Lodge resort outside my town. The manner in which it's being pushed through without an environmental assessment and general local awareness is particularly worrisome.

I believe the size of this resort will be an enormous burden on the environment. The "mass grading of 11.5 acres" will disrupt natural water drainage and aquifer replenishment affective residents in the neighborhood. The proposal to have a black and grey water system is just naive. Rush Creek lodge, which has no where near the expected capacity of Terra Vi, struggles to maintain it's newly established grey water system. Additionally, there is no way to enforce environmental regulations on what guests might put down their room drains. These systems, even small scale, are a little risky and require strict management. In the project summary there is a statement that the Lodge's water system will be registered with the county as a Public Water System, and if that is true, then I insist even more that there be a mandatory environmental survey.

The establishment of such a large and high profile resort, with it's helipad, large scale landscaping plans and market place will influence a change in the direction of future development by our entrance to Yosemite. We do not need large development firms buying up all available land, cutting trees and changing the landscape.

Taryn Vanderpan

From: Maureen Griefer <mgriefer209@gmail.com>
Sent: Friday, December 28, 2018 5:58 PM
To: Quincy Yaley
Cc: Sherri Brennan; Randy Hanvelt; Evan Royce; John Gray; Karl Rodefer
Subject: Terra Vi Lodge Proposed Project
Attachments: Terra Vi Lodge letter final draft.pdf; ATT00002.htm

Please find a copy of my attached letter that address the concerns i have regarding the proposed project listed above.

December 28, 2018

Quincy Yaley and
To the Board of Supervisors of Tuolumne County,
SUBJECT: Terra Vi Lodge – Sawmill Mountain Rd. Development

As a public member of the Groveland Community, I would like to address the proposed resort, Terra Vi Lodge. It was interesting to find out about this project at the last minute, giving me the perception of being blind-sided. The first mention of this was in the Mother Lode when BJ Hansen wrote an article, dated 11/11, referring to Supervisor John Gray's development projects.

No other mention was made publicly about the proposal, name of the investors or anything else relating to the project. Then we find out that on December 10th, a letter was sent to "Interested Stakeholders" with a response and/or comment due no later than December 28, 2018. Again, interesting that with the holiday season that a response would be expected between Christmas and New Years. Perception of covert decisions being made without public input.

On page 6 of the proposal it states: "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."

That being said, I would like to see Supervisor Gray and/or a representative of the proposed project come to a town hall meeting to address the impact, emergency services or lack thereof, will have on the Groveland community. A lot of us understand the need for growth; however, it must be done thoughtfully and not pushed through to the detriment of those of us who live in the Groveland community.

Respectfully,
Maureen Griefer
Concerned Citizen

Taryn Vanderpan

From: Nancy <yosemitenan@sbcglobal.net>
Sent: Friday, December 28, 2018 11:52 AM
To: Quincy Yaley
Subject: Terra Vi Lodge

Dear officials,
A large development is not needed or wanted here. The impact on the area is too much on all resources. Not to mention not wanted!

Please vote NO on this project.
Nancy Perry
Groveland, ca

Taryn Vanderpan

From: Tom Huggett <thuggett@sol-training.com>
Sent: Monday, December 24, 2018 6:39 PM
To: Quincy Yaley
Subject: Terra VI

□ Terra VI Lodge
Keep me in the loop. I welcome the opportunity for Groveland.
Tks

Taryn Vanderpan

From: Liz Einwiller <liz@einwillerkuehl.com>
Sent: Thursday, December 27, 2018 9:10 PM
To: Quincy Yaley
Cc: John Gray
Subject: TerraVi Lodge Yosemite Needs an EIR

Dear Ms. Yaley,

I was very surprised and saddened to see the size and extent of the proposed Terravi Lodge development. I am a long time friend of residents with a cabin on SawMill Mountain Road (700 feet away from the Lodge). My sons have been lucky to grow up with summers and winters spent at the cabin, exploring the woods and learning to love and respect nature. This development was first discussed as being developed as a low impact discreet lodge. The developer's stated that the lodge buildings would follow the terrain and be of a classic rustic nature, they showed showed images of discreet, thoughtful lodges surrounded by woods. As the lodge planning proceeded more information became available and revealed a design that is not aligned with the initial descriptions. TerraVi Lodge is a sprawling facility and does not at all represent what was first discussed. This large scale development will absolutely impact the environment, the roof and parking lot's impermeable surfaces will rob the land of natural water percolation and concentrate erosive rain water runoff onto the land. The parking lot lighting will be foreign to the area and affect the wildlife and cabins within close proximity. The leach fields are sprawling and invasive, they will scar the environment by not allowing trees to grow back into the area (which, as you know, was a lush evergreen forest prior to the Rim Fire and would become that once again over time if allowed to). There is also great concern that the amount of water needed by the Lodge will overextend the amount of water available to the current residents causing wells to run low. All of the aforementioned items warrant an EIR to make sure that the development will not have permanent damaging effects to the land and native flora and fauna. The single access road is also worrisome to me and many of the property owners. The increased traffic on Saw Mill Mountain road will create hazards to all the individuals who walk and bike on the road and could potentially bottle neck traffic in the event of an fire evacuation. The increased amount of visitors and cars will absolutely create more chance for fires and accidents. I have been told that there was an EIR prepared but that was a number of years ago when the developer was first interested in assessing the land, if that is true I would ask you to reconsider the current state of the environment, we are having longer spells of drought which cause tinder box conditions and tax our water availability. Please please require the developers to prepare an EIR to assess the current design's impact on our precious neighboring lands. We are relying on you to represent the voice of many land owners and frequent visitors to express or concern and demand that a full assessment of the impact that this lodge will have on the environment and residents in the areas. Thank you for your time and consideration of my concerns.

Best Regards,
Liz Einwiller