



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

March 6, 2025

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John Bissel
Hansji Corporation
46 Discovery, Suite 250
Irvine, CA 92618

Email: JohnB@hansji.com

RE: Terra Vi Development - Site Development Permit SDP18-003

Dear Mr. Bissel:

Site Development Permit SDP18-003 was approved by the Tuolumne County Board of Supervisors on December 31, 2020, to allow the development of the Terra Vi Project, which allowed the construction of a lodging development that included guest rooms, detached cabins, employee housing, a market, event space, and other support buildings on a 64.04± acre site northwest of the intersection of Sawmill Mountain Road and State Highway 120 in unincorporated Tuolumne County near Groveland, California, subject to Conditions of Approval 1 through 80 (the "Project").

On January 28, 2021, Petitioners Save Sawmill Mountain and Central Sierra Environmental Resource Center ("Petitioners") filed litigation, entitled *Save Sawmill Mountain and Central Sierra Environmental Resource Center v. County of Tuolumne and the County of Tuolumne Board of Supervisors*, Case No. CV63614, against the County, Hardin Flat LLC and Hansji Corporation and Terra Vi Yosemite Lodge, under the California Environmental Quality Act, Public Resources Code section 21000, *et seq.*, and the State Planning and Zoning Law, Government Code section 65300, *et seq.* (the "Lawsuit"). The County understands Petitioners, Hansji Corporation and Hardin Flat, LLC, have reached an agreement to settle the lawsuit agreeing to certain changes to the Project.

The Community Development Department staff has reviewed your January 2, 2025, email requesting staff confirm the proposed changes to the Project are in substantial compliance with the original Project approvals, incorporate these changes into the Project approval, and enter these limitations into the County's permit tracking software. The revised site plan attached and dated, November 18, 2024, removes public vehicle access throughout the campus and creates a single public parking lot adjacent to the check in lobby/ market and maintenance zone. Electric carts will be used to circulate guests, operation, and maintenance personnel.

Staff has determined the site plan is substantial conformance to the site plan approved by the Tuolumne County Board of Supervisors, the revised site plan approved for substantial conformance on December 12, 2023 and the project analyzed under the Environmental Impact Report.

Development and operation of Terra Vi must comply with Conditions of Approval 1 through 80 and any applicable County, State and Federal codes and regulations.

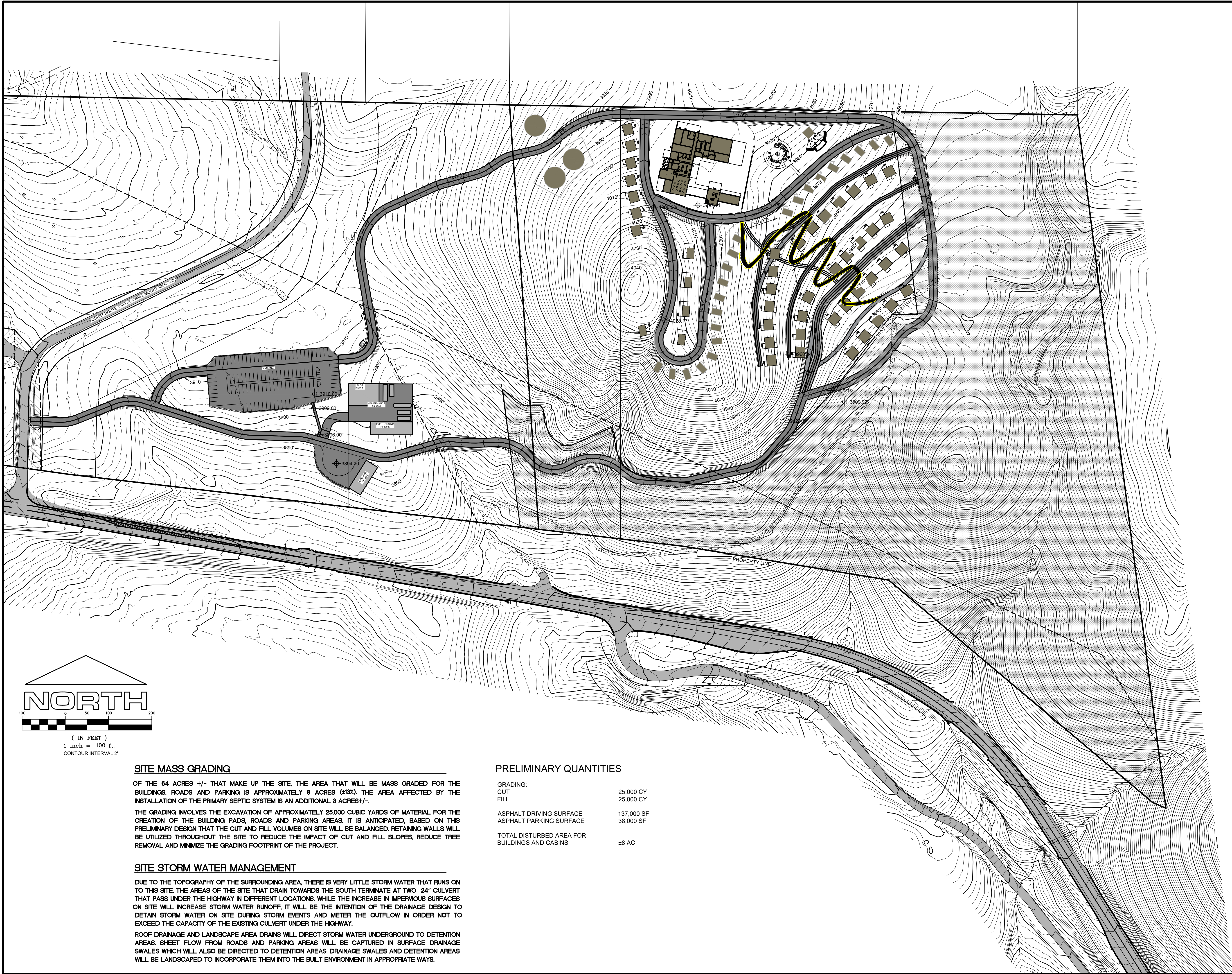
Please do not hesitate to contact me via phone at 209-533-5961 or via email at gyaley@co.tuolumne.ca.us with any questions or concerns.

Respectfully,



Quincy Yaley, AICP
Director

Cc: Cody Nesper; cnesper@co.tuolumne.ca.us
Tiffany Wright; twright@rmmenvirolaw.com
Tuolumne County Department of Public Works



SITE MASS GRADING

OF THE 64 ACRES +/- THAT MAKE UP THE SITE, THE AREA THAT WILL BE MASS GRADED FOR THE BUILDINGS, ROADS AND PARKING IS APPROXIMATELY 8 ACRES (±13%). THE AREA AFFECTED BY THE INSTALLATION OF THE PRIMARY SEPTIC SYSTEM IS AN ADDITIONAL 3 ACRES+/-.

THE GRADING INVOLVES THE EXCAVATION OF APPROXIMATELY 25,000 CUBIC YARDS OF MATERIAL FOR THE CREATION OF THE BUILDING PADS, ROADS AND PARKING AREAS. IT IS ANTICIPATED, BASED ON THIS PRELIMINARY DESIGN THAT THE CUT AND FILL VOLUMES ON SITE WILL BE BALANCED. RETAINING WALLS WILL BE UTILIZED THROUGHOUT THE SITE TO REDUCE THE IMPACT OF CUT AND FILL SLOPES, REDUCE TREE REMOVAL AND MINIMIZE THE GRADING FOOTPRINT OF THE PROJECT.

SITE STORM WATER MANAGEMENT

DUE TO THE TOPOGRAPHY OF THE SURROUNDING AREA, THERE IS VERY LITTLE STORM WATER THAT RUNS ON TO THIS SITE. THE AREAS OF THE SITE THAT DRAIN TOWARDS THE SOUTH TERMINATE AT TWO 24" CULVERT THAT PASS UNDER THE HIGHWAY IN DIFFERENT LOCATIONS. WHILE THE INCREASE IN IMPERVIOUS SURFACES ON SITE WILL INCREASE STORM WATER RUNOFF, IT WILL BE THE INTENTION OF THE DRAINAGE DESIGN TO DETAIN STORM WATER ON SITE DURING STORM EVENTS AND METER THE OUTFLOW IN ORDER NOT TO EXCEED THE CAPACITY OF THE EXISTING CULVERT UNDER THE HIGHWAY.

ROOF DRAINAGE AND LANDSCAPE AREA DRAINS WILL DIRECT STORM WATER UNDERGROUND TO DETENTION AREAS. SHEET FLOW FROM ROADS AND PARKING AREAS WILL BE CAPTURED IN SURFACE DRAINAGE SWALES WHICH WILL ALSO BE DIRECTED TO DETENTION AREAS. DRAINAGE SWALES AND DETENTION AREAS WILL BE LANDSCAPED TO INCORPORATE THEM INTO THE BUILT ENVIRONMENT IN APPROPRIATE WAYS.

PRELIMINARY QUANTITIES

GRADING:	
CUT	25,000 CY
FILL	25,000 CY
ASPHALT DRIVING SURFACE	137,000 SF
ASPHALT PARKING SURFACE	38,000 SF
TOTAL DISTURBED AREA FOR BUILDINGS AND CABINS	±8 AC

REVISIONS:

rev	date	description
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OWNER INFORMATION:

Hardin Flat LLC
P.O. Box 130,
Moccasin, Ca. 95347

SITE INFORMATION:

APN: 068-120-060-000
068-120-061-000
Sawmill Mountain Rd
GROVELAND, CA 95321

APPLICANT INFORMATION:

Hansji Corporation
631 West Katella Ave, Fifth Floor
Anaheim, Ca. 92802
Contact John Bissell, 949.456.5371

PROJECT INFORMATION:

A SITE PLAN FOR:
Terra Vi Yosemite Lodge
Sawmill Mountain Rd,
Groveland, Ca. 95321

ENGINEER OF RECORD:

PRELIMINARY
FOR PLANNING PURPOSES ONLY

ISSUE DATE: 11.18.24

DRAWN BY: ZPG

CHECKED BY: RC

SCALE: As Noted

DRAWING: Site Plan

PROJECT NO: 24-07.08

SHEET: X

OF: X

These drawings and specifications are the property of the engineer and shall not be used on any other work except by agreement with the engineer. Written dimensions shall take precedence over scaled dimensions and shall be verified on site. Any discrepancy shall be brought to the notice of the engineer prior to commencement of any work.