



OFFICE OF ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP
Environmental Coordinator

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NOTICE OF DETERMINATION

PROJECT

DESCRIPTION:

Site Development Permit SDP18-003 to incorporate project revisions as follows:

- The site plan includes 65 overnight accommodation units.
- The site plan includes a 73,796 square foot project footprint.
- The site plan includes relocated guest units, parking, and interior roadways.

Site Development Permit SDP18-003 to allow the Terra Vi Project, which includes 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 project site zoned C-K (Commercial Recreation) and O (Open Space) under Title 17 of the Tuolumne County Ordinance Code (TCOC). SCH# 2019110286.

PROJECT

PROPONENT:

Hansji Corporation

PROJECT

LOCATION:

11262 Sawmill Mountain Road, approximately 20 miles east of the community of Groveland. The site is within a portion of Section 26, Township 1 South, Range 18 East, Mount Diablo Baseline and Meridian, and is located within Supervisorial District 4. Assessor's Parcel Numbers 068-120-060 and 068-120-061.

The Board of Supervisors for the County of Tuolumne on December 29, 2020, approved Site Development Permit SDP18-002 and made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were included as conditions of project approval.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings relative to significant environmental effects identified in an Environmental Impact Report were made pursuant to Section 15091 of the State CEQA Guidelines.

The Environmental Coordinator has reviewed the revisions to Site Development Permit SDP18-003 as described above and determined that it would result in no new impacts other than those previously identified in the certified Environmental Impact Report. Staff has determined the project revisions to be in substantial conformance to the site plan approved by the Tuolumne County Board of Supervisors and analyzed under the Environmental Impact Report. Therefore, pursuant to Section 15162 of the *State CEQA Guidelines*, no additional review under the California Environmental Quality Act is required.

This is to certify that the final EIR with comments and responses and record of project approval and all documents referenced for the proposal described above, is available to the general public in the Community Development Department, Monday through Thursday, 8:00 a.m. to 3:00 p.m., Fourth Floor, A. N. Francisco Building, 48 Yaney Avenue, Sonora, California. The staff contact person is Quincy Yaley, CDD Director.

Signature: Quincy Yaley
Quincy Yaley, AICP
Environmental Coordinator

Date: 12/19/2023