



COMMUNITY RESOURCES AGENCY

DAVID GONZALVES, C.B.O.
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: June 18, 2019

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

From: Quincy Yaley, Assistant CRA Director – Development
County of Tuolumne
Community Resources Agency
2 South Green Street
Sonora, CA 95370-4618

Subject: Notice of Preparation (NOP) of the Draft Environmental Impact Report (EIR) for the Under Canvas Project (SCH#2019029073)

Lead Agency: County of Tuolumne Community Resources Agency

Project Title: Yosemite Under Canvas

Project Location: South of the intersection of Hardin Flat Road and State Highway 120, Groveland, CA 95321

Notice is hereby given that the County of Tuolumne (County) will be the Lead Agency and will prepare a project-level EIR for the Yosemite Under Canvas Project (proposed project) pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060(d)). The EIR is being prepared by the County in accordance with applicable law, in particular, CEQA and the State of California CEQA Guidelines.

As shown on Figure 1, the 80.1± acre project site is located at the intersection of Hardin Flat Road and State Highway 120 (Big Oak Flat Road), near Groveland in unincorporated Tuolumne County. The project site located approximately halfway between Buck Meadows and the Big Oak Flat entrance to Yosemite National Park.

The project site is in a rural area within Stanislaus National Forest, and there are currently no structures or developments on the site. Approximately 20.1± acres of the project site were completely burned in the 2013 Rim Fire. Rural residential homes are located to the north and east of the site with recreational commercial development to the southeast. The project site is located in a Very High Fire Hazard Severity Zone within the State Responsibility Area, as mapped by the California Department of Forestry and Fire Protection in 2007.

The project proposes to develop the site with a 99 unit campground where lodging is provided in on-site tent structures. The project also proposes a mobile kitchen, dining and reception tent, laundry facilities, communal bathrooms, a swimming pool, and internal access roads. The development will be mainly clustered in the southwestern and middle portion of the project site. The campground will be open from approximately March to October.

The project also consists of the development of a public water system from on-site wells and a wastewater treatment system utilizing septic tanks and leach fields. Power for the facility will be provided by Pacific Gas and Electric (PG&E) and will be supplemented with solar systems.

The project site is zoned Commercial Recreation (C-K) and Open Space-1 (O-1) and does not require rezoning.

EIR Scope: The County previously circulated an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project (SCH#201902973). The IS/MND can be found at this link: <https://www.tuolumnecounty.ca.gov/1204/Under-CanvasHarding-Flat-LLC>. Based on responses and comments received on the IS/MND, the County has decided to prepare an EIR for the proposed project. The EIR will evaluate the project for potential impacts on the environment and determine the potential environmental consequences of future change. The EIR will address and further analyze the following key factors:

- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Hazardous Materials and Hazards
- Traffic and Transportation
- Utilities and Service Systems
- Wildfire

Cumulative impacts will consider impacts of relevant projects in and around the project area combined with those of the project. An evaluation of project alternatives that could reduce significant impacts will also be included in the EIR.

To ensure that the EIR for this proposed project is thorough and adequate and ensure that the issues of concern to the public and public agencies are addressed, the County is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. Public comments on the scope of issues to be evaluated in the EIR are encouraged. With respect to the views of Responsible and Trustee Agencies as to significant environmental issues, the County needs to know the reasonable alternatives and mitigation measures that are germane to each agency's statutory responsibilities in connection with the project.

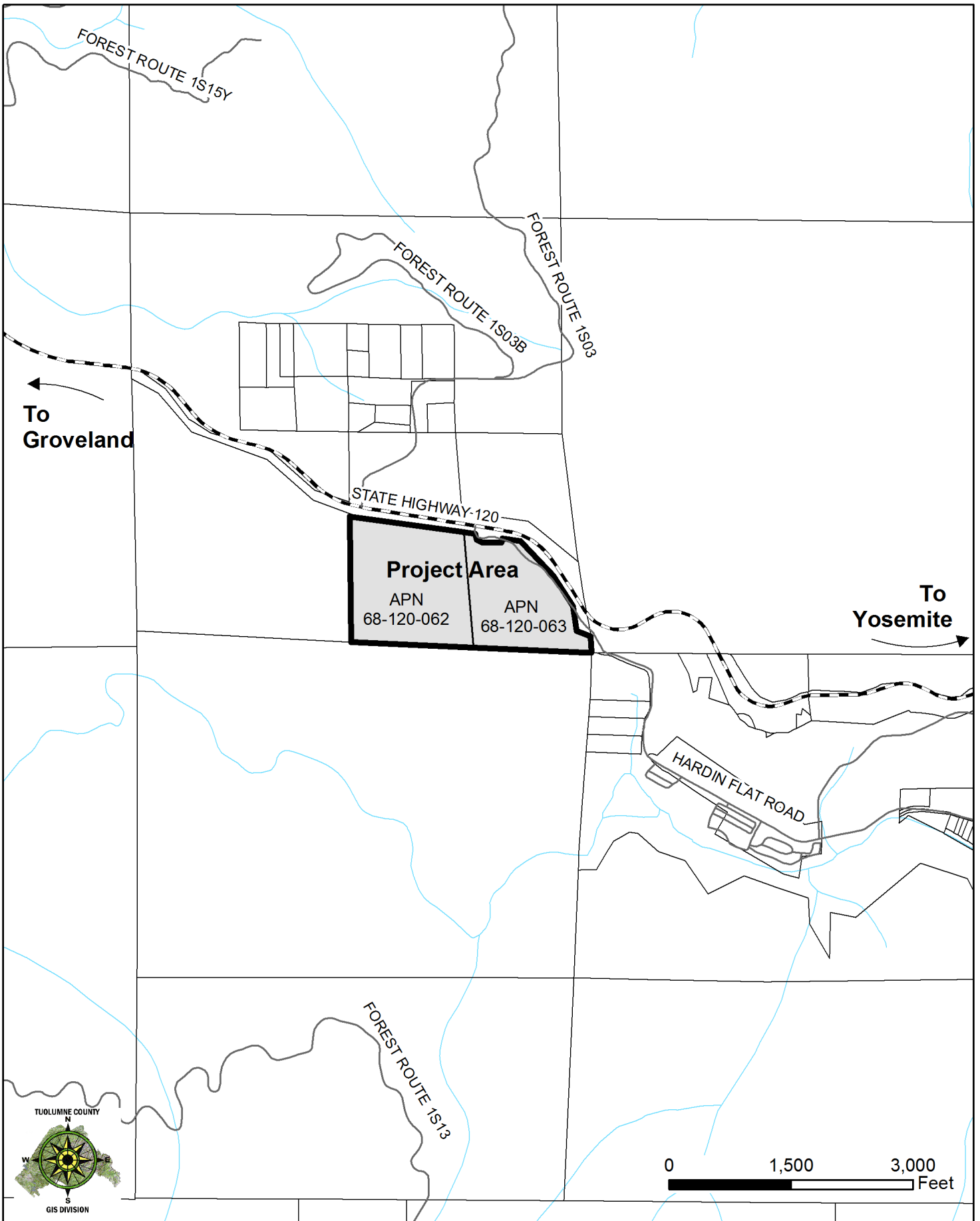
Notice of Scoping Meeting: A public Scoping Meeting will be held on Thursday, June 27, 2019 at 6:00 pm at the Groveland Community Hall, 18720 Main Street, Groveland, CA. Public agencies, organizations, and interested members of the public are invited to attend this meeting and present verbal or written comments on the proposed project.

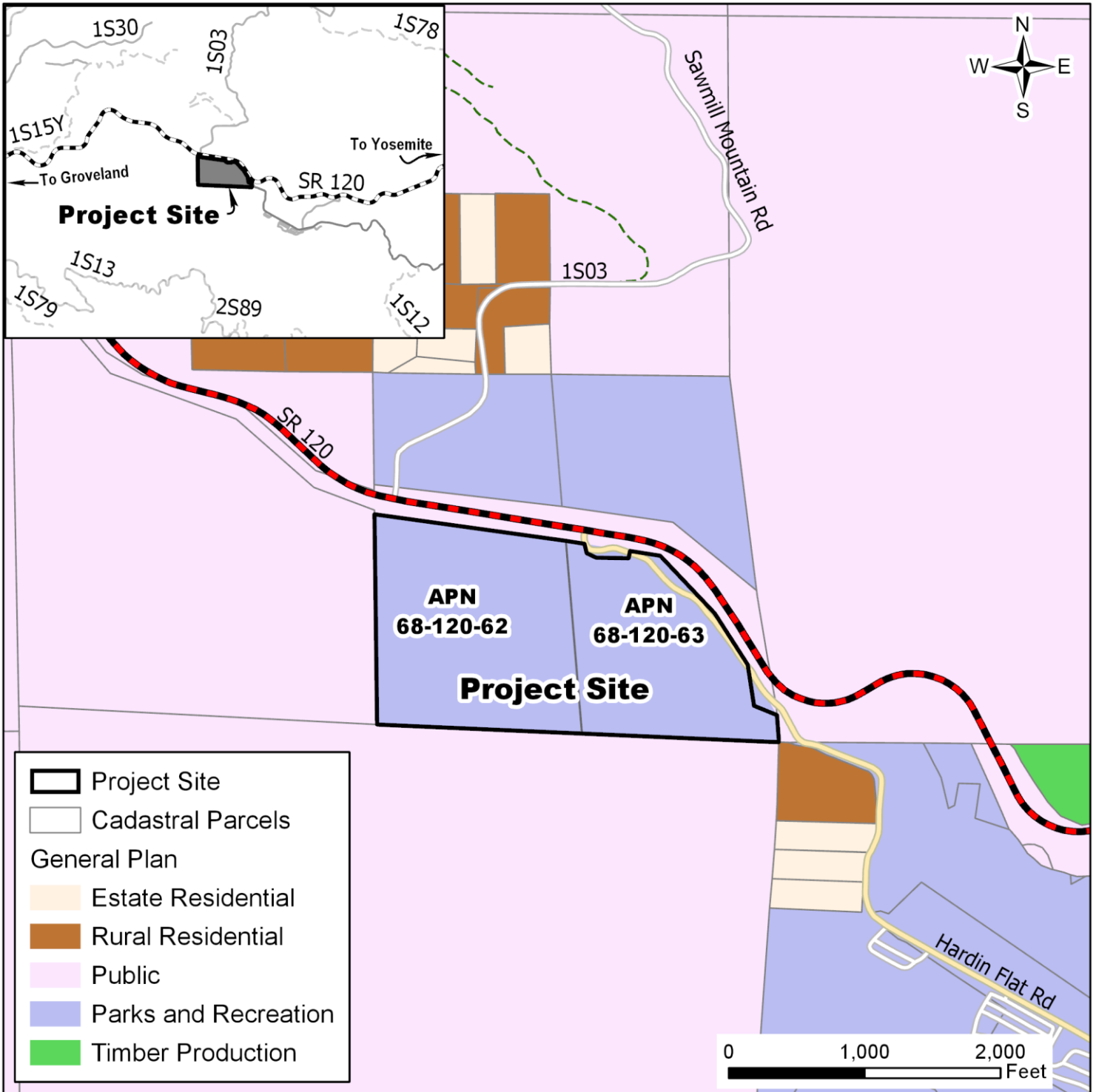
Public Review Period: June 19, 2019 to July 18, 2019. Please send all written comments to Natalie Rizzi, County of Tuolumne, at the address shown above or email to nrizzi@co.tuolumne.ca.us with "Yosemite Under Canvas EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency.

If you wish to comment during the NOP comment period, or if you cannot attend the scoping meeting, we will accept written comments until the close of the NOP comment period. Comments on the NOP are due no later than the close of the 30-day review period at 4:00 p.m. on July 18, 2019. Project information can be found here: <https://www.tuolumnecounty.ca.gov/1204/Under-CanvasHarding-Flat-LLC>

Please direct questions about the proposed project description to Natalie Rizzi, at nrizzi@co.tuolumne.ca.us or (209) 533-5633.

Figure 1 – Regional and Vicinity Map





Owner: Hardin Flat, LLC

Applicant: Under Canvas c/o Jamie Schmidt

APN: 68-120-63 & 68-120-62

Existing: R/P / C-K & O-1

Proposed: To allow the development of a 99 unit luxury tent campground (“glamping”) site and supporting facilities such as a mobile kitchen, dining and reception tent, laundry facility, swimming pool, and bathrooms

Project: SDP18-002

Supervisorial District No. 4

80.1 ± Ac.