



# COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP  
Director

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

**Date:** November 15, 2019

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

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**From:** Quincy Yaley, Director  
County of Tuolumne  
Community Development Department  
2 South Green Street  
Sonora, CA 95370-4618

**Subject:** Notice of Preparation (NOP) of the Draft Environmental Impact Report (EIR) for the Terra Vi Lodge Yosemite Project

**Lead Agency:** County of Tuolumne

**Project Title:** Terra Vi Lodge Yosemite Project

**Project Location:** 11262 Sawmill Mountain Road, Groveland, CA 95321

Due to an error, the Notice of Preparation was not filed as required at the State Clearinghouse. To correct that error, a 30 day comment period will be opened for the public and agencies to provide comments and guidance on the scope and content of the EIR. If you have no new comments or guidance to provide, then no response to this notice is needed, as your comments are included in the record and are currently being considered by the County.

## NOTICE OF PREPARATION

Notice is hereby given that the County of Tuolumne (County) will be the Lead Agency and will prepare a project-level EIR for the Terra Vi Lodge Yosemite 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 64-acre project site is located at the intersection of Sawmill Mountain Road (Forest Road 1S03) 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 on the site. The project site was heavily burned in the 2013 Rim Fire, resulting in a significant burn scar that extends several acres into the site from Highway 120, and which destroyed most of the mature trees on-site. Rural residential homes are located to the north of the site and walking and hiking trails are available within and near the site. Nearby development also includes several campsites, resorts, and recreational vehicle sites. 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 proposed project would develop the western portion of the project site with a lodge containing hotel rooms, a public market, meeting space, and guest facilities. This portion of the site would also include cabins for guests, employee housing, outdoor amenities, on-site roadways and walkways, and surface parking. The eastern portion of the project site would be open space and trails.

The project includes the following on-site utilities: a public water system would be developed from existing on-site wells; water treatment and storage; graywater systems for landscape irrigation; wastewater systems utilizing septic tanks and leach fields; a food service wastewater treatment system; rainwater collection and storage; stormwater detention; and roof-mounted solar photovoltaic and solar thermal panel systems with battery storage.

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

Further details of the proposed project, including the revisions received in September 2019, are available at: <https://www.tuolumnecounty.ca.gov/1158/Terra-Vi-Lodge-Yosemite>

**EIR Scope:** The EIR will evaluate the project for potential impacts on the environment and determine the potential environmental consequences of future change. The proposed project could potentially affect the following environmental factors, each of which will be addressed in the EIR:

- Aesthetics
- Air quality
- Biological resources
- Cultural resources
- Energy
- Forestry resources
- Geology and soils
- Greenhouse gas emissions
- Hazards and hazardous materials
- Hydrology and water quality
- Land use and planning
- Noise
- Population and housing
- Public services and recreation
- Transportation
- Tribal cultural resources
- Utilities and services 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.

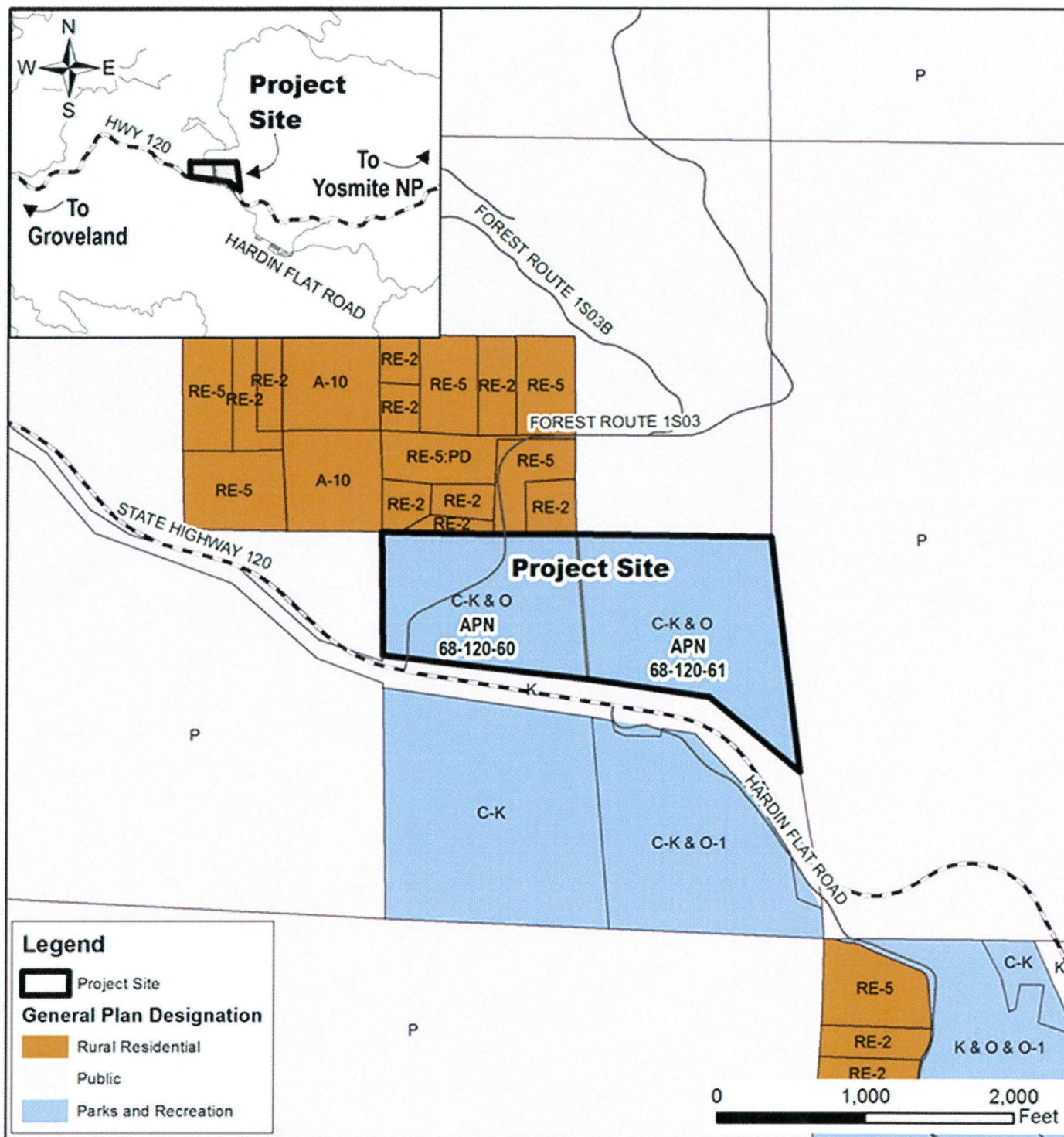
To ensure that the EIR for this proposed project is thorough and adequate and ensure that the issues of concern to the public and public agencies are addressed, the County is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. 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.

**Scoping Meeting:** A public Scoping Meeting was held on May 13, 2019. No additional scoping meetings will be held at this time.

**Public Review Period: November 18, 2019 to December 18, 2019.** Please send all written comments to Quincy Yaley, County of Tuolumne, at the address shown above or email to [qyaley@co.tuolumne.ca.us](mailto:qyaley@co.tuolumne.ca.us) with "Terra Vi Lodge Yosemite Project EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency.

Comments on the NOP are due no later than the close of the 30-day review period at 4:00 p.m. on December 18, 2019.





Owner / Applicant: Hardin Flat LLC / Hansji Corporation

APNs: 68-120-60 & 68-120-61

63.38± Ac.

Existing: C-K & O

Proposed: To allow the development of Terra Vi Lodge, a master planned lodging development

Projects: SDP18-003

Supervisory District No. 4

BOS