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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019110286

Project Title: Terra Vi Lodge Yosemite Project

Lead Agency: County of Tuolumne

Contact Name: Quincy Yaley

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Project Location: Roughly 14 miles east of Groveland (*City*) County of Tuolumne (*County*)

Project Description (Proposed actions, location, and/or consequences).

The proposed project would develop the Terra Vi Lodge Yosemite master planned lodging development to address increased demands for eco-sensitive resorts and local recreation tourism on a 64-acre site located in a rural area within Stanislaus National Forest. The western portion of the project site would be developed with a lodge containing hotel rooms, a public market, meeting space, guest facilities, guest cabins, employee housing, outdoor amenities, on-site roadways and walkways, and surface parking. The eastern portion of the site would be open space and trails. The project would include on-site wastewater treatment, solar panels, and an emergency helipad.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft Environmental Impact Report analyzes the following environmental topic areas: aesthetics; air quality; biological resources; cultural and tribal 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, parks, and recreation; transportation; utilities and service systems; and wildfire.

The proposed project would result in significant-but-mitigable impacts to aesthetics, biological resources, cultural and tribal cultural resources, hazards and hazardous materials, hydrology and water quality, noise, public services, transportation, utilities and service systems, and wildfire. These and associated mitigation measures are summarized in Chapter 1, Executive Summary, of the Draft Environmental Impact Report. The project would result in significant and unavoidable impacts regarding greenhouse gas emissions and noise.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of concern that were raised by comments to the proposed project's Notice of Preparation scoping period in 2019 primarily included the following:
-Lighting impacts because of cumulative projects
-Natural beauty of the area that will be compromised, and impacts on scenic vistas and scenic views;
-Air quality impacts and odors created by the proposed project;
-Potential protected species on-site;
-Archaeological resources on-site
-Presence and capacity of solar, and increase in electricity demand;
-Evacuation issues;
-Available water supply, and impacts to water supply of adjacent residential wells;
-Compliance with zoning;
-Potential noise impacts to neighboring properties;
-Housing availability for employees;
-Potential traffic impacts to emergency service vehicles, and potential impacts to availability of emergency services;
-Impacts to schools
-Potential traffic impacts, increase in overall traffic, and potential traffic impacts with cumulative projects;
-Need for transit services to Yosemite National Park;
-Solid waste generation, sewage and draining issues, and contamination of water supply from sewage;
-Increased wildfire risks;
-And cumulative impacts to neighboring development, and consideration of alternative locations.

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies include the following:
-Federal Aviation Administration
-United States Army Corps of Engineers
-California Department of Fish and Wildlife
-California Department of Forestry and Fire Protection
-Caltrans
-State Water Resources Control Board
-Regional Water Quality Control Board
-Tuolumne County Airport Land Use Commission