



COMMUNITY RESOURCES AGENCY

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Date: May 2, 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 Terra Vi Lodge Yosemite Project
Lead Agency: County of Tuolumne Community Resources Agency
Project Title: Terra Vi Lodge Yosemite Project
Project Location: 11262 Sawmill Mountain Road, 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 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, with an existing trail maintained.

The project includes the following on-site utilities: a public water system would be developed from two 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 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 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.

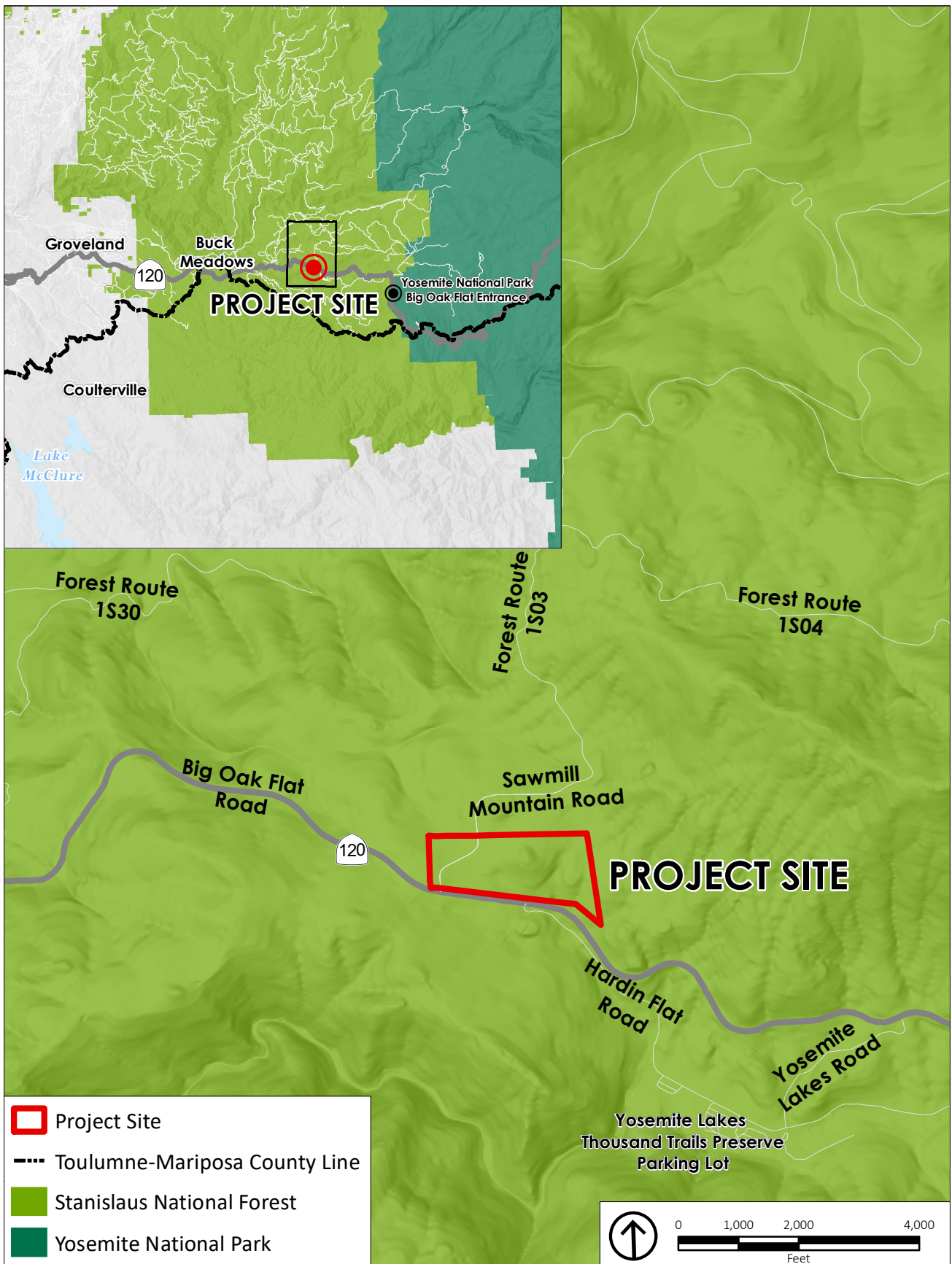
To ensure that the EIR for this proposed project is thorough and adequate and ensure that the issues of concern to the public and public agencies are addressed, the County is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. 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 Monday, May 13, 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: May 2, 2019 to June 3, 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 with "Terra Vi Lodge Yosemite Project 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 5:00 p.m. on June 3, 2019.

Please direct questions about the proposed project description to Quincy Yaley, Assistant CRA Director in the Community Resources Agency at QYaley@co.tuolumne.ca.us, (209) 533-5961.



Source: ESRI, 2019; National Park Service, 2019; Toulumne County, 2019; PlaceWorks, 2019.

Figure 1
Regional and Vicinity Map