



COMMUNITY RESOURCES AGENCY

DAVID GONZALVES, CBO
Director

Administration - Building - County Surveyor - Engineering - Environmental Health - Fleet Services - GIS - Housing - Planning - Roads - Solid Waste

Date: December 10, 2018
To: Interested Stakeholder
From: Tuolumne County Community Resources Agency
RE: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003
Assessor's Parcel Numbers: 068-120-060 and 068-120-061

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 536-1622 (Fleet)
(209) 533-5616 (fax)
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(209) 588-9064 (fax - Fleet)
(209) 533-5698 (fax - Roads)
www.tuolumnecounty.ca.gov

The Community Resources Agency thanks you for your participation in the land development process in Tuolumne County. We value your comments and look forward to your continued participation in our planning process. This process provides information on your requirements and concerns to the applicant early in the review process. Involvement on your part can eliminate or minimize problems that could arise later.

We have received an application from Hardin Flat LLC/Hansji Corporation for Site Development Permit SDP18-003 to allow the development of Terra Vi Lodge, a master planned lodging development to include one hundred and forty (140) guest rooms, twenty five (25) 4-bedroom cabins, a market, a lodge, event space, and other support buildings. The project site consists of two parcels totaling 63.38± acres. The parcels are zoned C-K (Commercial Recreation) and O (Open Space) under Title 17 of the Tuolumne County Ordinance Code.

The project site is located at the northeast corner of the intersection of Sawmill Mountain Road and State Highway 120. The property is located on both sides of Sawmill Mountain Road (see attached map). A portion of Section 26, Township 1 South, Range 18 East. Supervisorial District 4.

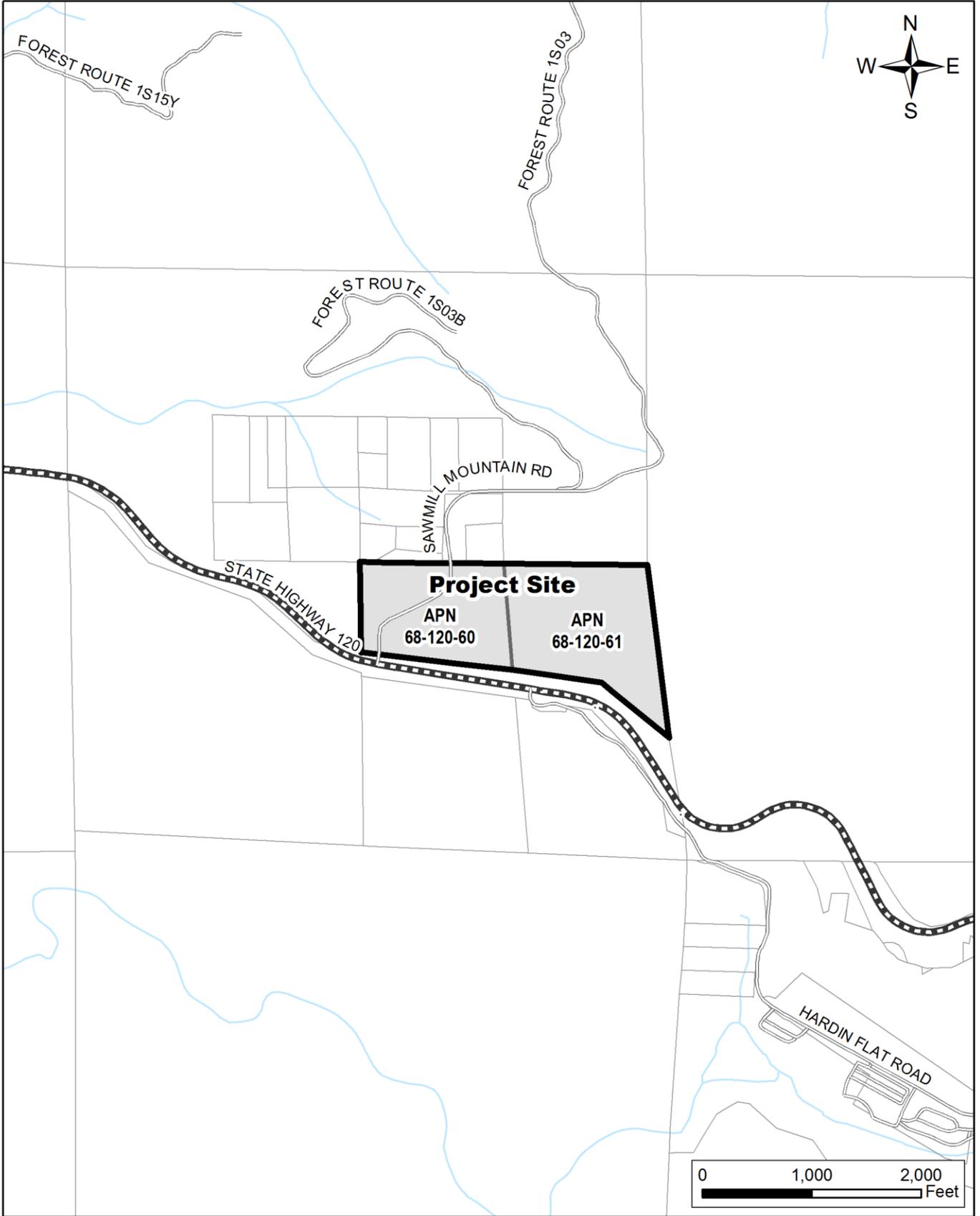
Access: Sawmill Mountain Road Cul-de-Sac: No

Sewage Disposal Method: Private Sewage Disposal System (100% redundancy)

Water Source: Private Wells (two) Fire Hazard Rating: Very High

Additional Information:

1. Application materials and project maps are available at the Tuolumne County Planning Division website: <https://www.tuolumnecounty.ca.gov/1158/Terra-Vi-Lodge-Yosemite>
2. The project is comprised of various single, two- and three-story elements beginning at the northwest entrance of Sawmill Mountain Road and continuing northeast. The project will incorporate a LEED equivalent building program which will include Green building materials such as energy efficient windows, skylights, doors, insulation, roofing, lighting, plumbing, heating and cooling equipment, creating a comprehensive energy-efficient building infrastructure and envelope. Solar power panels will be constructed on the roofs of the buildings.
3. Increased building separation, low building heights, high performance fire extinguishing and alarm systems, surplus water storage, complete perimeter fire-fighting accessibility and a community emergency helicopter landing zone have been included in the proposed project to address wildfire issues.
4. Improvements to the intersection of Highway 120 and Sawmill Mountain Road are



11/18/2018 8:57 AM
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STAMP:

CONSULTANT:

PROJECT NAME:



NOT FOR CONSTRUCTION
Terra Vi Lodge
Yosemite
Yosemite, CA 95321

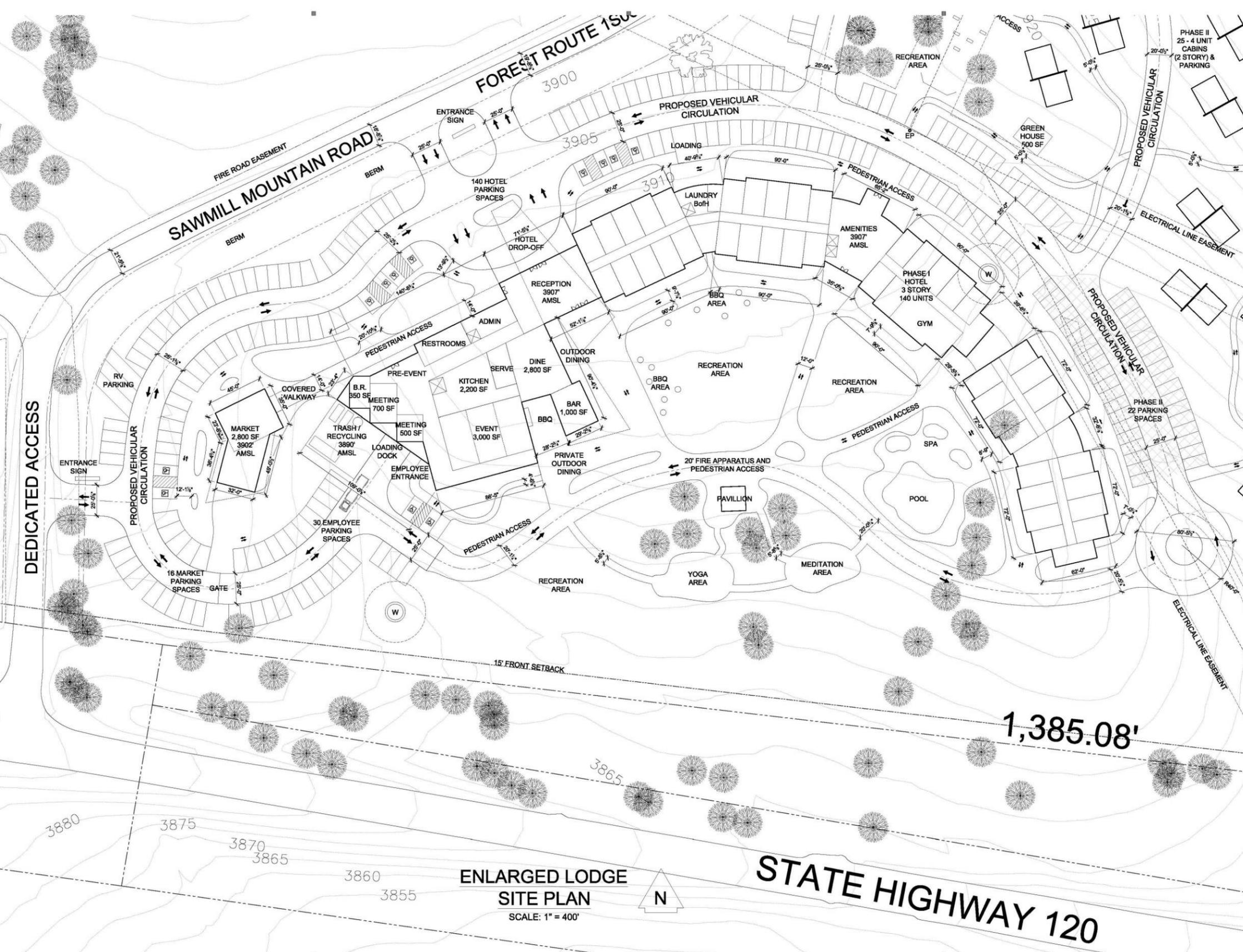
ISSUE DATES: DESCRIPTION: DATE:
SUBMITTAL 1 11.18.2018

PROJECT NO. 18040.00
AVRPSTUDIOS: 00000.00
AGENCY #: AS
DRAWN BY: XX
CHECKED BY: XX
SHEET TITLE:
AERIAL PERSPECTIVE

SHEET NUMBER:

T0.01

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NOT FOR CONSTRUCTION
Terra Vi Lodge
Yosemite
Yosemite, CA 95321

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SUBMITTAL 1 11.16.2018

PROJECT NO: 18040.00
AGENCY #: 00000.00
DRAWN BY: AS
CHECKED BY: XX
SHEET TITLE:

ENLARGED LODGE
SITE PLAN

SHEET NUMBER:

T0.04

**ENLARGED LODGE
SITE PLAN**
SCALE: 1" = 400'



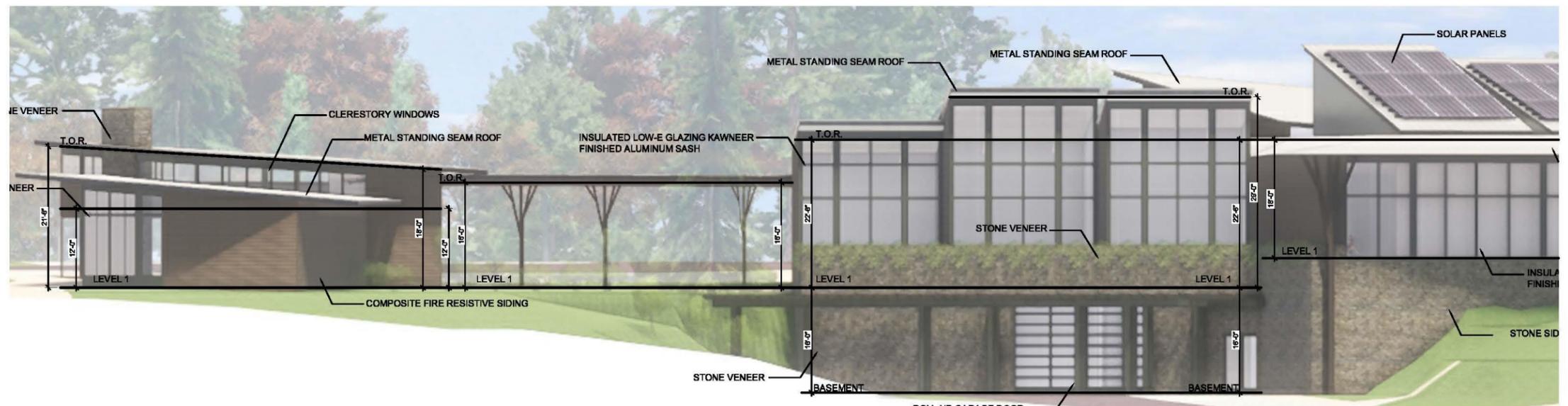
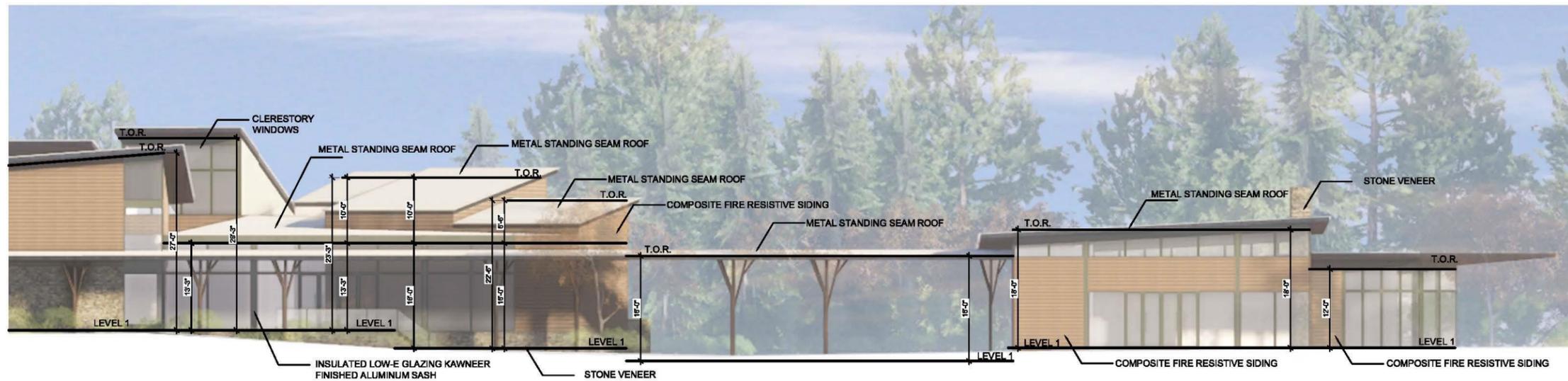
STATE HIGHWAY 120

1,385.08'

DEDICATED ACCESS

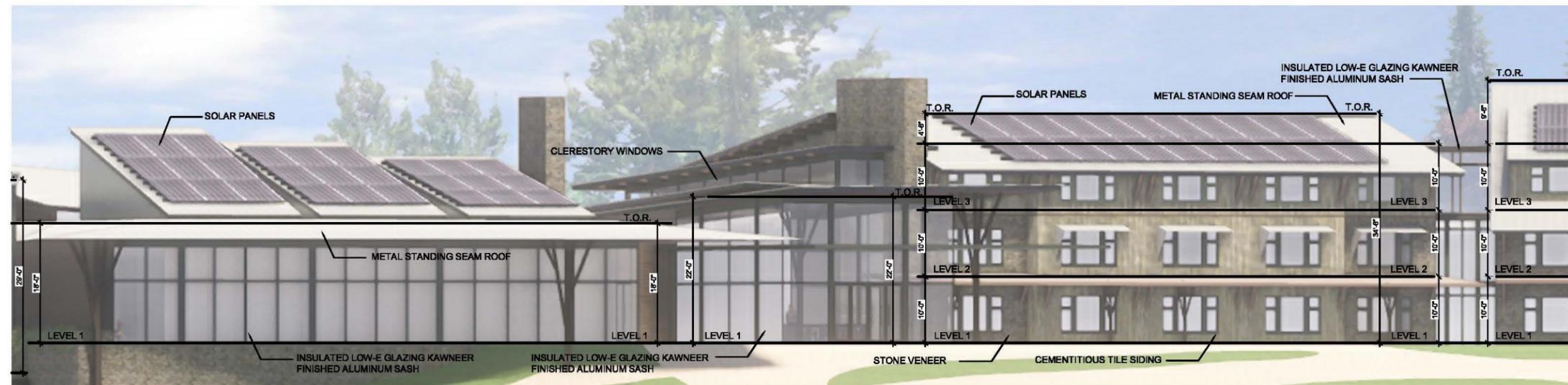
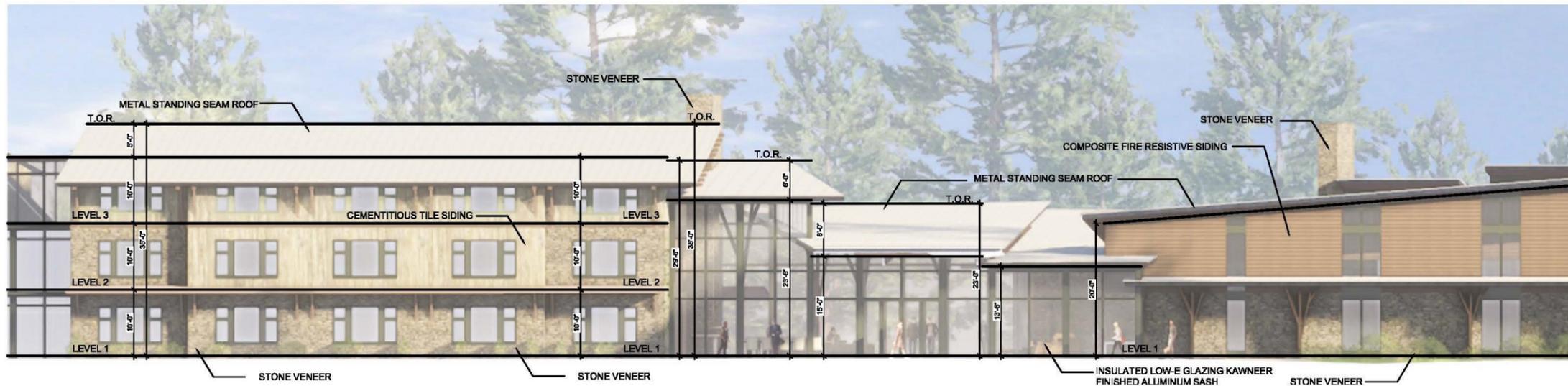
SAWMILL MOUNTAIN ROAD

FOREST ROUTE 150



ELEVATION

A2.01



ELEVATION

A2.02