

Natalie Rizzi

From: Sharon Coolidge <sharongae@gmail.com>
Sent: Tuesday, July 21, 2020 4:58 PM
To: Natalie Rizzi
Subject: Proposed Developments along Hwy 120 near Yosemite

Re: Proposed "Yosemite Under Canvas" (YUC) and
Terra Vi, developments - Hwy 120 corridor

To: Natalie Rizzi, Tuolumne County

July 21, 2020

At first, when I read about the Terra Ve & Yosemite Under Canvas proposed developments I immediately thought about how such large resorts could be even considered for this geographic area with so many critical items screaming to be addressed.

I stand with many NOT being in favor of these proposed projects especially without an EIR, when there is already a major project underway, the Berkeley Tuolumne Camp. This is a huge, \$60 million rebuilding project is only a few minutes away.

Here is a brief list of what other concerns I have and I don't feel are being addressed and need MUCH further study:

1. How is the Covid 19 pandemic going to affect the development process and the future viability of these endeavors. Are these businesses even feasible with what's going on with the travel & leisure industries? What if these places get built and then go belly up? Who ends up 'holding the bag'?
2. Emergency response of police, fire and medical. Mariposa County I believe required Tenaya Lodge over near Fish Camp to build & staff their own EMS department. Seems like a good idea! And make the development owners pay for staffing.
3. Water and sewer - even with the best, most modern engineered systems like the one Rush Creek Lodge installed had major problems.
4. Traffic, noise and smoke from all the woodstoves
5. Parking problems already in Yosemite - how does 1000+ more even get through the entrance gate when the Park is already so jammed with tourists? Major holidays already have limits on vehicles allowed entry. Traffic jams at entrance gates are already miles long with folks sitting there with their car engines running, just waiting for the chance to clog already crowded roads in the Park.
6. Employees - there's a whole nother aspect of what's going to happen? What about SIP orders?
7. These types of projects need to be closer to towns where there are already systems in place to handle a lot of these problems.

You all owe it to the citizens who have voiced their concerns and you need to protect Yosemite National Park itself to see these issues and problems resolved before approval gets handed out!

Signed,
Sharon Coolidge, 6653 Dogtown Rd, Coulterville, CA 95311

Natalie Rizzi

From: TR Coolidge <tcintune@gmail.com>
Sent: Friday, July 24, 2020 10:17 AM
To: Natalie Rizzi
Subject: Terra Vi, Yosemite Under Canvas

Re: Proposed Developments Terra Vi
and Yosemite Under Canvas- Hwy120

To: Natalie Rizzi

July 24, 2020

I am concerned over the many environmental and public safety issues that have not been adequately addressed in the planning of these very invasive projects.

The questions regarding water/sewer, traffic, emergency response/ public safety and pollution have all been well-documented by now, so I would save you some time by simply stating that, in my opinion, there should be significantly more attention and research devoted to those items.

I believe an objective assessment will reveal the negative aspects far outweigh any monetary benefit to the county, and the extensive environmental damage it will cause is unacceptable and irreversible.

I appreciate the time, energy, and thought you devote to this proposal!

Signed,
Tom Coolidge
6653 Dogtown Rd
Coulterville CA 95311

From: Keith Martin
20139 Pine Mountain Drive
Groveland, CA 95321

To: Ms. Natalie Rizzi and Ms. Quincy Yaley
Tuolumne County Planning Dept
2 South Green Street
Sonora, CA 95370

Reference: Yosemite Under Canvas proposed project

I am writing this letter to bring up additional concerns about the above referenced project.

A review of the Under-Canvas website indicates that Under Canvas marketing is aimed at young adults and families with young children. They charge upwards of \$600 per night per tent. They have operating sites near the Grand Canyon outside of Valle Arizona, Moab Utah, outside of Zion in Utah, outside of Mt Rushmore in South Dakota and near the Smokey Mountains at Pigeon Forge, Tennessee.

Section ES.3 of the DEIR submitted for the Under-Canvas project in Tuolumne County states:

“the site would require issuance of a use permit as provided in the County’s Zoning Code (County Code Chapter 17.15.030). “

County code chapter 17.15.30 reads as follows:

“17.52.030 Temporary rummage sales and flea markets. Temporary rummage sales and flea markets may be held in any given location or sponsored by a particular person or group for not more than three days in any calendar year.”

It appears the DEIR has referenced the wrong portion of the zoning code.

It is likely they intended to reference chapter 17.15.40B: Temporary and seasonal uses and structures:

“B. Commercial and industrial uses which are seasonal in nature and reestablished annually may be permitted in any district for one continuous period not to exceed six months each year, provided a use permit is first secured. Once a use permit is issued it shall remain valid each year without reapplying or renewal as long as the seasonal use occurs each year, unless otherwise stated in the conditions of the permit. No use permit shall be granted pursuant to this section unless the applicant for such permit guarantees removal of the structure or Use after each period of six months or less by posting a bond or other device acceptable to the director. This section shall not apply to any use which is not considered to be seasonal in nature by the director.”

Section ES.3 of the DEIR states that:

“The operational season for the site would generally be from mid-March to mid-October”

That time period would exceed the six months permitted by 17.15.40B.

In addition, the DEIR states that:

“Tents would be made from fire-retardant-treated canvas mounted on non-permanent wooden decks. Decks would typically be mounted on moveable above-ground concrete footings. The tents would be removed at the end of each season in October, with the decks remaining in place.”

The decks remaining in place violates the requirement that the permit guarantees removal of the structure or Use after each period of six months or less....”

In addition to the applicable county codes, the project would also need to comply with the California Building Code. The portion of the code that applies to Temporary Structures is CBC Section 3103:

“CBC Section 3103 Temporary Structures:

CBC Section 3103.1 General. The provisions of Sections 3103.1 through 3103.4 shall apply to structures erected for a period of less than 180 days. Tents, umbrella structures and other membrane structures erected for a period of less than 180 days shall comply with the International Fire Code. Those erected for a longer period of time shall comply with applicable sections of this code.

CBC Section 3103.1.1 Conformance. Temporary structures and uses shall conform to the structural Strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

CBC Section 3103.1.2 Permit required. Temporary structures that cover an area greater than 120 square feet including connecting area or spaces with a common means of egress or entrance that are used or intended to be used for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a permit from the building official.

CBC Section 3103.2 Construction documents. A permit application and construction documents shall be submitted for each installation of a temporary structure. The construction documents shall include a site plan indicating the location of the temporary structure and information delineating the means of egress and the occupant load.

CBC Section 3103.3 Location. Temporary structures shall be located in accordance with the requirements of Table 602 based on the fire resistance rating of the exterior walls for the proposed type of construction. “

The requirements of CBC 3103 appear to require that Under Canvas structures must comply with the same code requirements as Rush Creek and Terra Vi which include constructing structures able to withstand the wind speeds of 95 miles per hour per Figure 26.5-1B of ASCE 7-16. According to CBC Section 310.2 the structures on the site should conform with the requirements of Residential Group R-1:

“Residential Group R-1 occupancies containing sleeping units where the occupants are primarily transient in nature, including: Boarding houses with more than 10 occupants, Congregate living facilities with more than 10 occupants, Hotels, Motels”

The structures must conform to CBC 420.4 and 420.5:

“CBC Section 420.4 Automatic sprinkler system: Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.

CBC Section 420.5 Fire alarm systems and smoke alarms. Fire alarm systems and smoke alarms shall be provided in Group I-1, R-1 and R-2 occupancies in accordance with Sections 907.2.6, 907.2.8 and 907.2.9, respectively. “

The structures should also comply with CRC Section 1.8.2:

“California Residential Code Section 1.8.2 Authority and Abbreviations

California Residential Code Section 1.8.1.1 General. The Department of Housing and Community Development is authorized by law to promulgate and adopt building standards and regulations for several types of building applications. The applications under the authority of the Department of Housing and Community Development are listed in Sections 1.8.2.1.1 through 1.8.2.1.3

California Residential Code Section 1.8.2.1.1 Housing construction. Application-Hotels, motels, lodging houses, apartments, dwellings dormitories, condominiums, shelters for homeless persons, congregate residences, employee housing, factory-built housing and other types of dwellings sleeping accommodations with or without common toilet or cooking facilities including accessory buildings, facilities and uses thereto.....

Enforcing agency-Local building department or the Department of Housing and Community Development. “

In addition, the structures should conform to the requirements for building in the Wildland Urban Interface:

“California Residential Code Section R337 Materials and Construction Methods for Exterior Wildfire Exposure.”

Failure of Tuolumne County to enforce the applicable code requirements will likely result in the county being held responsible for any injury or death resulting from the county’s negligence in enforcing applicable codes. It is difficult to see the Under-Canvas project, constructed as a tent campground, being able to meet the code requirements.

Sincerely yours,
Keith Martin

Tuolumne County Community
Development Department
2 S. Green Street
Sonora, Ca. 95370

Natalie Rizzi
Under Canvas

July 20, 2020

cc: Quincy Yaley ATCP
Environmental Coordinator:

Dear Ms. Rizzi,

These our concerns were not addressed in the DEIR for Under Canvas, are family has own the property on Sawmill Mtn. area for 33 years, we are very protected of are community, adding a huge development near this area is out of the question. These are the Key Points, Water Supply, Septic, Fire Risk, Traffic, Helicopter pad, Noise, Wood burning stoves, Firepits. Sawmill Mtn. area has gone through a huge fire in 2013 Rim Fire, there were hundreds of people trying to evacuate on this two lane road, Highway 120, In 2018, the Camp Fire in Paradise, Ca. many people were found burned in their cars have had difficulty evacuating due to a two lane road.

I believe that until Under Canvas can properly study and address and the concerns of the local residents in the area, they should not be allowed to proceed with any Development.

Sincerely,

Norquist Family

Gary Norquist
408-354-1493

RECEIVED

JUL 22 2020

Community Development
Department

Tuolumne County Community
Development Department
2 S. Green Street
Sonora, Ca. 95370

July 20, 2020

Natalie Rizzi
Under Canvas

cc: Quincy Yaley ATCP
Environmental Coordinator:

Dear Ms. Rizzi,

These our concerns were not addressed in the DEIR for Under Canvas, are family has own the property on Sawmill Mtn. area for 33 years, we are very protected of are community, adding a huge development near this area is out of the question. These are the Key Points, Water Supply, Septic, Fire Risk, Traffic, Helicopter pad, Noise, Wood burning stoves, Firepits. Sawmill Mtn. area has gone through a huge fire in 2013 Rim Fire, there were hundreds of people trying to evacuate on this two lane road, Highway 120, In 2018, the Camp Fire in Paradise, Ca. many people were found burned in their cars have had difficulty evacuating due to a two lane road.

I believe that until Under Canvas can properly study and address and the concerns of the local residents in the area, they should not be allowed to proceed with any Development.

Sincerely,

Norquist Family

Charlene Norquist, Paul Norquist
408-354-1493

RECEIVED

JUL 22 2020

Community Development
Department

Tuolumne County Community
Development Department
2 S. Green Street
Sonora, Ca. 95370

July 20, 2020

Natalie Rizzi
Under Canvas

cc: Quincy Yaley ATCP
Environmental Coordinator:

Dear Ms. Rizzi,

These our concerns were not addressed in the DEIR for Under Canvas, are family has own the property on Sawmill Mtn. area for 33 years, we are very protected of are community, adding a huge development near this area is out of the question. These are the Key Points, Water Supply, Septic, Fire Risk, Traffic, Helicopter pad, Noise, Wood burning stoves, Firepits.

Sawmill Mtn. area has gone through a huge fire in 2013 Rim Fire, there were hundreds of people trying to evacuate on this two lane road, Highway 120, In 2018, the Camp Fire in Paradise, Ca. many people were found burned in their cars have had difficulty evacuating due to a two lane road.

I believe that until Under Canvas can properly study and address and the concerns of the local residents in the area, they should not be allowed to proceed with any Development.

Sincerely,

Norquist Family

*Missy Norquist
408-354-1493*

RECEIVED

JUL 22 2020

Community Development
Department

Tuolumne County Community
Development Department
2 S. Green Street
Sonora, Ca. 95370

Natalie Rizzi
Under Canvas

cc: Quincy Yaley ATCP
Environmental Coordinator:

Dear Ms. Rizzi,

These our concerns were not addressed in the DEIR for Under Canvas, are family has own the property on Sawmill Mtn. area for 33 years, we are very protected of are community, adding a huge development near this area is out of the question. These are the Key Points, Water Supply, Septic, Fire Risk, Traffic, Helicopter pad, Noise, Wood burning stoves, Firepits. Sawmill Mtn. area has gone through a huge fire in 2013 Rim Fire, there were hundreds of people trying to evacuate on this two lane road, Highway 120, In 2018, the Camp Fire in Paradise, Ca. many people were found burned in their cars have had difficulty evacuating due to a two lane road.

I believe that until Under Canvas can properly study and address and the concerns of the local residents in the area, they should not be allowed to proceed with any Development.

Sincerely,

Norquist Family

Bill Norquist
408-354-1493

RECEIVED

JUL 22 2020

Community Development
Department

Natalie Rizzi

From: Angie Norquist <1angienorquist@gmail.com>
Sent: Sunday, July 26, 2020 3:14 PM
To: Natalie Rizzi
Cc: Quincy Yaley; triggs@co.tuolumne.ca.us; kathleenhaff2020@gmail.com; BOS Members; jjunette@fs.fed.us
Subject: Terra Vi Lodge Yosemite

Dear Ms. Rizzi,

In my previous letter, my concerns were not address in the DEIR for Terra Vi Lodge. My name is Angelene Norquist own a home on Sawmill Mountain Rd. my family has own this property since 1987. For 33 years we have paid taxes, cleaned up the property to prevent fire danger in the area and cleaned up after the Rim Fire 2013, removing dead trees and replanting new trees to replace the the ones that were lost in the fire. The Sawmill Mountain residents have protected this area for many years, and now trying to protect our community and property from over development in the area. I have many concerns about this TERRA VI LODGE YOSEMITE PROJECT, which the DEIR has failed to address.

WATER SUPPLY, were are you going to get the water when your wells will not produce enough water for the demand you need. Ground water is always a gamble, there is no surface water for you to pull from. You will deplete our wells.....

SEPTIC there is no public sewer system, you must rely on an engineered septic system to treat truly staggering amounts of wastewater that will be produced. The potential for our well supplies and the Tuolumne River to be contaminated.

FIRE RISK, In 1952 fire came through this area and burned timber and homes, 1987 again Fire came through this area and burned timber and homes, 2013 once again Fire came through this area and burned timber and homes, This area is in a HIGH FIRE AREA, and yet you do not see this.

TRAFFIC CONCERNS ON HIGHWAY 120: During the Rim Fire 2013 there were hundreds of people were trying to evacuate on the two lane road Highway 120, When Tuolumne County faces danger in this fashion, Highway 120 has a very limited capacity to allow for timely evacuation. This can put significant impact and a threat to the lives of the residents of the area. As shown during the 2018 Camp Fire in Paradise, Ca., many people were found burned in their cars, having had difficulty evacuating due to a two lane road.

I believe that until Terra Vi Lodge can properly address the concerns of the local residents in the area, this should not be allowed to proceed with any development.

Sincerely,

Norquist Family, Bill, Angelene, Gary Paul
11350 Sawmill Mountain Rd.

Phone: 408-354-1493