



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: September 25, 2020
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Yonder Yosemite Site Development Permit SDP20-005
Assessor's Parcel Numbers: 066-140-013, -014, -015, -016, -017, -018, -019, -022, -031,
and -032

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

The Community Development Department 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 Yonder Yosemite for Site Development Permit SDP20-005 to allow the development of a hospitality site, which would include guest suites, a lodge, restaurant, pool, spa, and outdoor movie theater. The project site consists of 10 parcels totaling 36.33± acres zoned C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code.

LOCATION: The project site is located along State Route 120, southwest of the intersection of State Route 120 and Memorial Drive, in the community of Big Oak Flat. Within a portion of Section 29, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian and within Supervisorial District 4. Assessor's Parcel Numbers 066-140-013, -014, -015, -016, -017, -018, -019, -022, -031, and -032.

Access: Highway 120 Cul-de-Sac: No

Sewage Disposal Method: GCSD

Water Source: GCSD Fire Hazard Rating: Very High

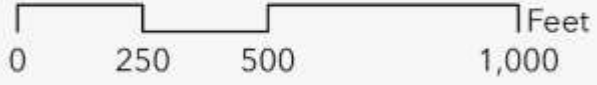
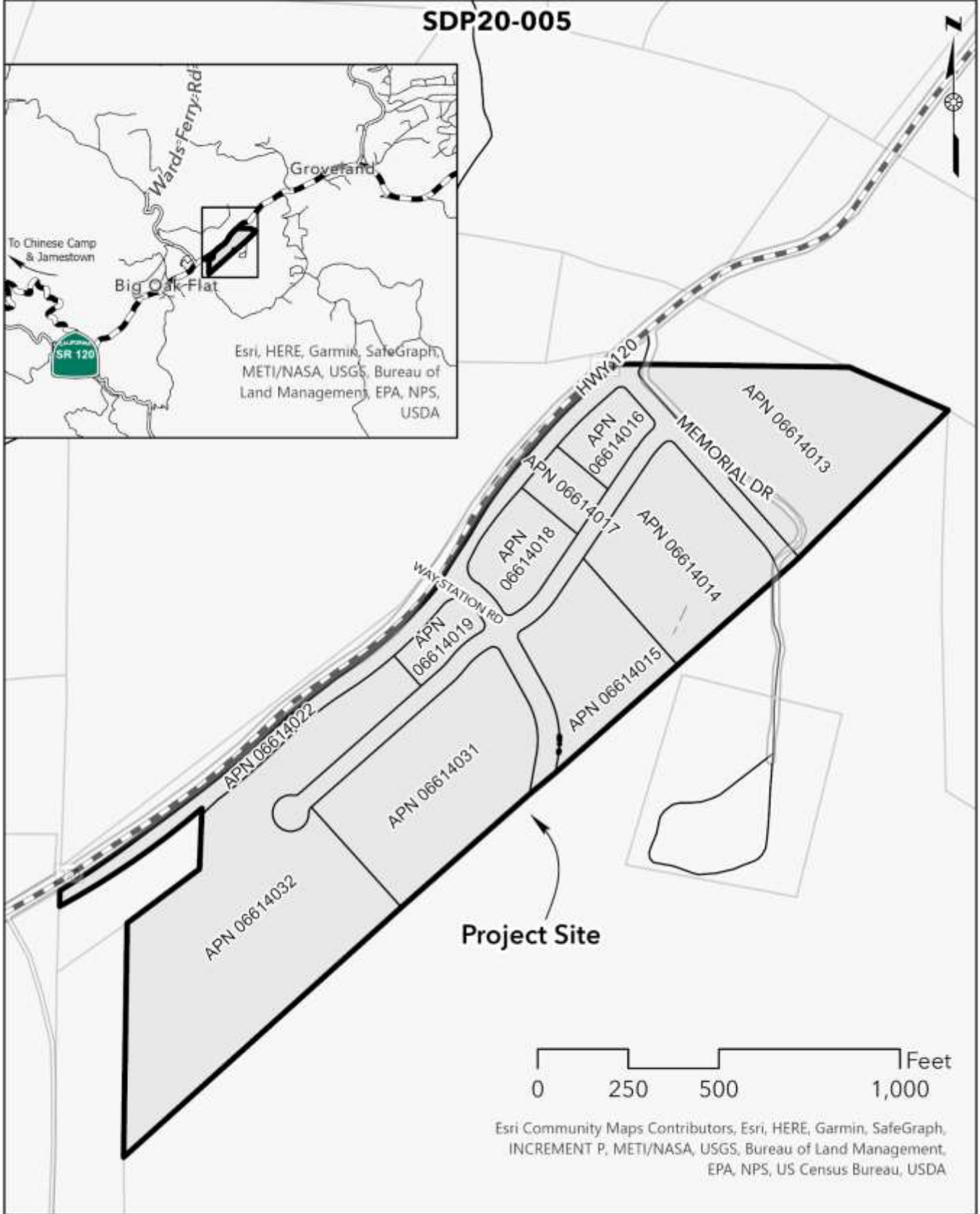
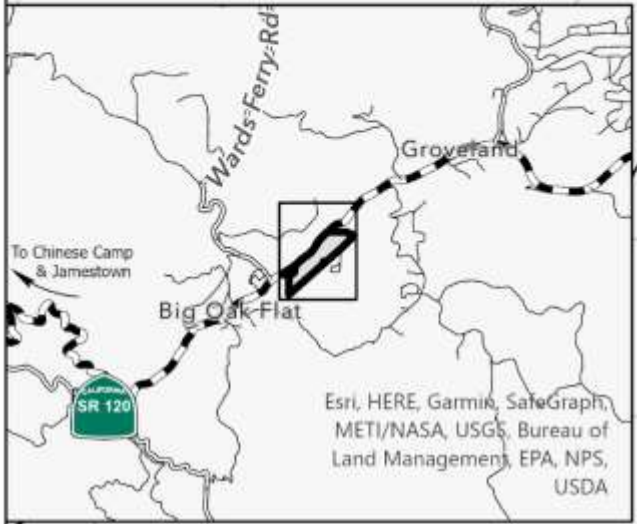
Additional Information:

1. Public water and sewer are proposed to be provided by the Groveland Community Services District (GCSD).
2. The proposed development would consist of individual guest suites, pool, soaking tubs, event space, outdoor theater, and a lodge which would consist of reception, lobby, a store, a restaurant, and library.
3. The guest suites will range from approximately 225 square feet to approximately 350 square feet in size. A total of 200 guest suites are proposed. 150 of the guest suites would include a bathroom facility and 50 of the guest suites would utilize the bathhouse facility.

In accordance with Section 15063(g) and 15044 of the "State EIR Guidelines" as adopted by Tuolumne County, we are offering you the opportunity to comment this project. Please complete the following and return no later than **Wednesday, October 14, 2020**.

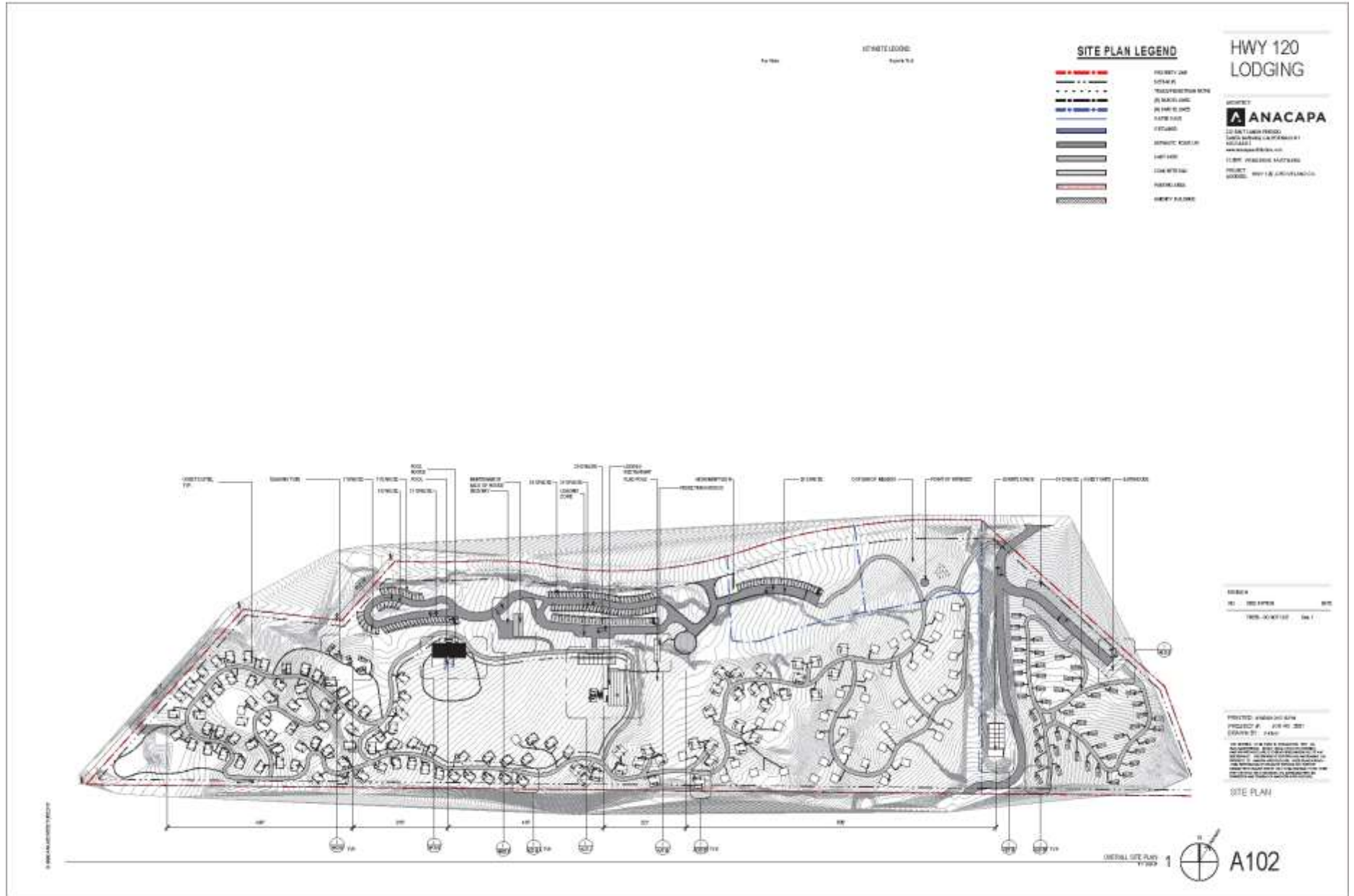
Staff Contact: Natalie Rizzi
(209) 533-5936, nrizzi@co.tuolumne.ca.us

SDP20-005

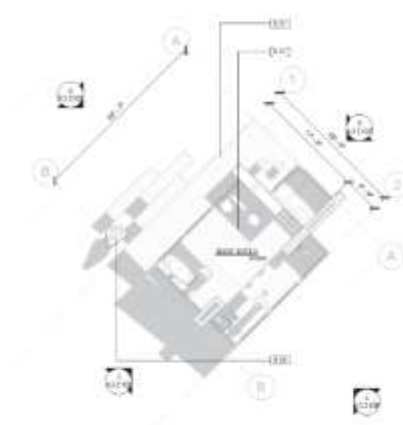
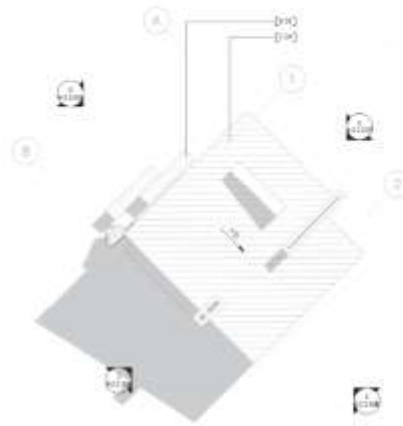
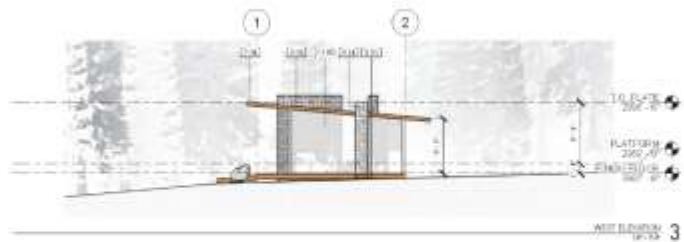
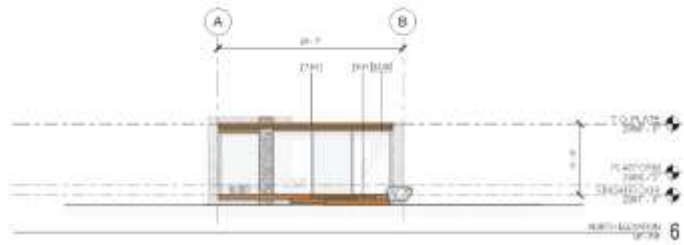


Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Site Plan



Guest Suite- Typical Elevation and Floor Plan



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HWY 120 LODGING

ANACAPA

12000 ANACAPA AVENUE
CANTON, OREGON 97146
TEL: 503-253-1200
WWW.ANACAPA.COM

DATE	DESCRIPTION	BY
08/14/2018	ISSUE FOR PERMIT	AG
08/14/2018	ISSUE FOR PERMIT	AG
08/14/2018	ISSUE FOR PERMIT	AG

PROJECT NUMBER: 18-001
PROJECT: HWY 120 LODGING
DRAWN BY: AG

THIS PLAN IS TO BE USED FOR PERMITTING PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.

GUEST SUITE FLOOR PLAN

AG210B