



HIGHWAY 120 LODGING

BOARD OF SUPERVISORS

APRIL 2022

WHERE WE ARE
site overview

SONORA

GROVELAND

YOSEMITE
VALLEY





1993





2018





GENERAL EXISTING SITE PHOTOS



A large, multi-story stone building with a rustic, mountain lodge aesthetic. The building features prominent stone pillars and wooden accents. In the background, a massive, craggy rock face rises steeply. The foreground is filled with trees displaying vibrant autumn foliage in shades of yellow, orange, and red. The scene is set in a valley with a clear sky.

A NEW VISION
project goals and
sensitivities



PRELIMINARY LANDSCAPE CHARACTER

THE MEADOW

THE MEADOW



PRELIMINARY TREES





CURRENT CONDITION STREET VIEW FROM WEST BOUND HWY 120



PROPOSED PROJECT 20 YEAR VISION



CURRENT CONDITION STREET VIEW FROM EAST BOUND HWY 120



PROPOSED PROJECT 20 YEAR VISION





PROPOSED PROJECT 20 YEAR VISION





PROPOSED PROJECT 20 YEAR VISION

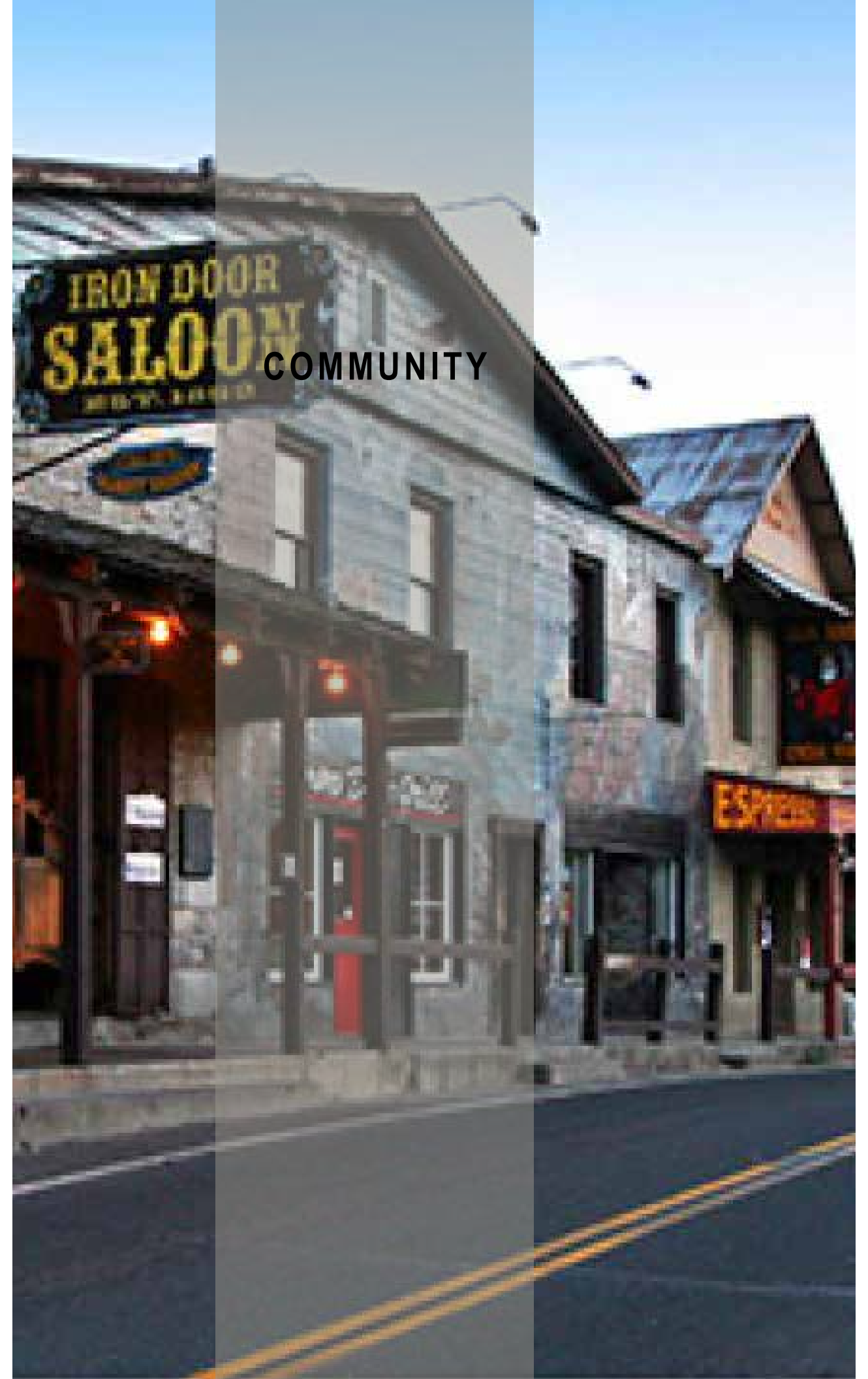




PROPOSED PROJECT 20 YEAR VISION

PROPOSED COMMUNITY ATTRIBUTES

- Year Round Operations
- Long term maintenance and stewardship of the property
- Development proposes rehabilitation and restoration of a highly visible and vacant site
- Venue for community events, weddings, retreats, and provide space for the community to gather
- Employee Housing on-site
- Opportunity to showcase local goods at Sundries Shop and Marketplace
- Appropriate location for Lodging in the area
- Low impact, low mass/bulk/scale and a character complimentary to the region
- Full access to Public Utilities
- Within the Emergency Services Boundary
- YARTS stop proposed
- Improved drainage downhill





ENVIRONMENTAL AND CEQA

- BIOLOGICAL RESOURCES
- EMERGENCY SERVICES
- NOISE STUDY
- POPULATION AND GROWTH
- TRANSPORTATION
- WATER AND SEWER GCSD
- CUMULATIVE IMPACTS



TRANSPORTATION

- NO SIGNIFICANT IMPACTS
- HIGHWAY 120 / MEMORIAL DRIVE INTERSECTION
- YARTS
- SHUTTLE SERVICE



FIRE AND EMERGENCY SERVICE

- GCSD BOUNDARY
- DEVELOPMENT IMPACT FEES (DIFs)
- CONNECTION TO WATER AND SEWER
- CFD CREATION AND SPECIAL TAX
- WATER TANK
- FIRE HYDRANTS
- FIRE TRUCK ACCESS
- BUILDINGS AND STRUCTURES
- GROVELAND FIRE STATION
- ON-SITE AMENITIES



PROJECT BENEFITS

- EMPLOYEE HOUSING
- FOOD SERVICE
- LOCAL BUSINESS
- EXCESS PARKING



COMMUNITY OUTREACH

- NEIGHBOR OUTREACH
- ENV. ADVOCACY GROUPS
- CHAMBER OF COMMERCE

