

August 4, 2021

Governor's Office of Planning & Research

August 04 2021

STATE CLEARINGHOUSE

Tuolumne County
Community Development Department
Attn: Natalie Rizzi
2 South Green Street
Sonora, CA 95370

TUOLUMNE COUNTY (COUNTY), MITIGATED NEGATIVE DECLARATION FOR THE HIGHWAY 120 LODGING HOSPITALITY PROJECT (PROJECT); SCH # 2021070184

Dear Ms. Natalie Rizzi:

Thank you for the opportunity to review the Mitigated Negative Declaration (MND) for the proposed Project. The State Water Resources Control Board, Division of Drinking Water (State Water Board, DDW) is responsible for issuing water supply permits administered under the Safe Drinking Water Act and may require a new or amended water supply permit for the above referenced Project. A project requires a permit if it includes water system consolidation or changes to a water supply source, storage, or treatment or a waiver or alternative from Waterworks Standards (California Code of Regulations title 22, chapter 16 et seq.).

The proposed Project includes developing a 200-guest suite accommodations, a 14,132 square foot lodge (sq. ft.), a 7,459 sq. ft. pool facility, a 4,323 ft. events pavilion, 275 parking spaces, a 24-room employee housing facility, and a Yosemite Area Regional Transportation System transit stop.

The lodge will include a market, open dining area, kitchen, bar, shop, indoor fireplace, office, restrooms, storage, and uncovered outdoor space. One hundred-fifty of the guest suites will range in size from 325-340 sq. ft. and 50 guest suites will be approximately 240 ft. The suites will include some or all the following amenities: a sleeping area, bathroom, covered outdoor shower, propane fireplace, landscape improvements, and outdoor seating. The Events Pavilion will hold two to four events per month for 50-100 guests per event. The Pool facility will include a pool, restrooms, covered hot tub, partially enclosed bar area, and five soaking tubs heated by propane.

Water for the Project will be served by Groveland Community Services District (GCSD) and include installation of a water main to connect the Project to the existing GCSD project and a 180,000-gallon fire flow tank. The Project will be located on a 30.59 acre-property, off State Route 120, between Big Oak Flat and Groveland.

The State Water Board as a responsible agency under CEQA, has the following comments on the County's draft MND.

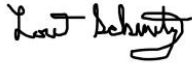
- The State Water Board, Special Project Review Unit Staff, has talked with the GCSD and it was determined that the GCSD would be providing a 50-60 gallon/minute connection and the tank would not be part of the GCSD water system or provided by the

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

GCSD water system. Instead the tank would be a private tank for fire flow constructed and owned by the developer. Please coordinate with the GCSD and make the appropriate changes to the document.

Please contact Bruce Ramsden at the Merced District Office, at (559) 447-3314 or Bruce.Ramsden@waterboards.ca.gov if you have any questions regarding permitting requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Schmitz". The signature is cursive and somewhat stylized.

Lori Schmitz
Environmental Scientist
Division of Financial Assistance
Special Project Review Unit
1001 I Street, 16th floor
Sacramento, CA 95814

Cc:

Office of Planning and Research, State Clearinghouse

Bruce Ramsden
Associate Sanitary Engineer
Merced District