



MARIPOSA PLANNING

COUNTY OF MARIPOSA
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Sarah Williams, Director
swilliams@mariposacounty.org
Steve Engfer, Associate Planner
sengfer@mariposacounty.org

MEMORANDUM

Date: May 21, 2014
To: Planning Commission
From: Steve Engfer, Associate Planner *SEE*
Topic: Additional Correspondence Received (Second Memo)-- Time Extension Application No. 2014-034 for the activation of Planned Development No. 99-1 and Conditional Use Permit No. 267, SilverTip Village Resort.

The memo provides correspondence received as of 5/21/14, 4 pm regarding the SilverTip Village Resort Time Extension No. 2014-034 that is scheduled for Friday May 23, 2014 Planning Commission meeting.

There are comment letters received and also a letter provided by the property owner Ira Glasky, Palm Springs Village-309 LLC, from Hyatt Hotels.

Any additional correspondence that may be received prior to the meeting will be provided under a separate memo.

Please contact Steve Engfer for any questions by email or phone at 209 742 1250.

Thank you.

Steve Engfer

From: Sarah Williams
Sent: Wednesday, May 21, 2014 10:36 AM
To: Steve Engfer
Subject: FW: Silvertip: Health, Safety, and Welfare consideration

RECEIVED

MAY 21 2014

Mariposa County Planning Dept.

From: Richard Ryon [mailto:dickryon@comcast.net]
Sent: Wednesday, May 21, 2014 9:45 AM
To: Sarah Williams
Cc: Karen Glendenning; John & Darlene Swenson; Tom & Diane Bopp; Ken Fox
Subject: Silvertip: Health, Safety, and Welfare consideration

Hello Sarah,

In the busy time to put together your staff report on the Silvertip extension, you may have overlooked information in my May 9th letter. I excerpt that information and comments here:

Staff report says, "The granting of additional time to meet previously established conditions and activate the Planned Development will not have a significant effect on the environment." That assertion is made without any query or consultation with the people closest to the project (the District or anyone else known to me) in Fish Camp. The assertion is not valid; the environment of the humans in Fish Camp is significantly affected.

My May 9th letter points out that we have new information. The current drought highlights the precariousness of the District's water supply. It takes twice as long to fill our storage tanks as in previous years. The resort will use in a week what the District uses in a year, from the same source of water. There isn't enough water on the site for the Silvertip as proposed and for the District's homeowners, and the District was there first, since 1969. The additional huge use by the Silvertip would deplete the water source for domestic use and fire-fighting, *causing harm to the "health, safety, and welfare"* of Fish Camp residents.

During the present drought, we also observe that when it rains, we immediately experience an increase in pumping rates. This means that surface water enters our wells almost immediately. Treated effluent from the resort, disposed of on-site, will enter our wells and degrade water quality, *to the detriment of the "health, safety, and welfare"* of our community members.

I hope you will point out this testimony at the Planning Commission meeting on Friday.

Furthermore, in its application for an extension, Far West / Palm Springs Village-309 (PSV) emphasizes that it became the property owner in relatively recently, in December 2012. Further, it is stated that the "SilverTip is a large project with complex permitting requirements." However, Far West / PSV knew very well what the time constraints were when they acquired the property. In their extension application, they state, "PSV has been dealing with the bankruptcy counsel of the Trustee and other involved attorneys since February 2012." I had e-mail discussions with Scott Lissoy, President of Far West, as early as July 22 and 28, 2012 regarding Conditions 25-26-27 that concern YACSD wells and easements on the property. Therefore, Far West / PSV has had as much time as the original owner to comply with the County conditions at the time the second extension was granted, effective in June 2012. Clearly, the applicant's

5/21/2014

statement of “good cause” for the extension is overdrawn.

Speaking for the Board of Directors of YACSD, I recommend Action item 4: Deny the request for time extension.

Sincerely,
Richard Ryon, chairman
Yosemite Alpine Community Services District
Fish Camp

CC: YACSD board

Steve Engfer

From: planningdept
Sent: Wednesday, May 21, 2014 10:56 AM
To: Steve Engfer; Sarah Williams
Subject: FW: Ms. Williams/Silver Tip Extension

RECEIVED
MAY 21 2014
Mariposa County Planning Dept.

From: Jerome Cleland [mailto:jerome818@hotmail.com]
Sent: Tuesday, May 20, 2014 1:46 PM
To: planningdept
Subject: Ms. Williams/Silver Tip Extension

Ms. Sarah Williams

Planning Department
5100 Bullion St
PO Box 2039
Mariposa, CA 95338

Dear Ms. Sarah Williams,

It has come to my attention that there will be a meeting held on Friday, May 23 to discuss the extension of the Silver Tip Development's right to extend their permit for another 2 years. I'd like to add my voice to those who vehemently oppose this extension as I feel another extension gets us further and further away from the original approval, and the circumstances it was granted, back in 2004.

Since 2004 we've garnered important insight into the lack of success of such a type of development in the area as is evident in the less than stellar vacancy rate at the Tenaya Lodge. Moreover, we've seen the ravages of a devastating drought on the region underscoring the need to consider developments that use our water resources more wisely. If climatologist are correct then our water resources will only become more of a commodity while frivolous uses will prove more costly. Finally, the economic benefits that I keep hearing about the project seem based more on hyperbole and less on sound economic fundamentals. Are we really going to sell the environmental treasure that brings people to the region for a handful of low wage jobs? This hardly seems like a good trade off. If said jobs/benefits are to be coming let's see if the Tenaya Lodge expansion proves that out.

Having been a Research Associate for the American Planning Association I'm hard pressed to find a circumstance where a community had a legitimate "re-do" opportunity to consider if the choices of the past were the still applicable to the present and future. I urge you to vote against the permit extension. Requiring the Palm Springs Development Company to go through the planning process based on the current needs of the community is sound planning and the right thing to do. Saying no to the extension is seizing a great opportunity.

Respectfully,

Jerome Cleland

5/21/2014



Kimo Bertram

Vice President – Real Estate & Development
North America

Global Hyatt Corporation

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Chicago, IL 60606

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E-Mail: kimo.bertram@hyatt.com

May 16, 2014

RECEIVED

MAY 20 2014

Mariposa County Planning Dept.

Ira Glasky
Vice President/General Counsel
Far West Industries
2922 Daimler Street
Santa Ana, CA 92705

Re: Hyatt Regency Fish Camp

Dear Mr. Glasky:

We would like to thank you for approaching Hyatt Hotels & Resorts regarding the branding and management of a proposed 227-room hotel project to be located off of Highway 41 near the south entrance to Yosemite National Park, within Fish Camp, California (the "Hotel"). Based on our conversations, a tour of the site and surrounding hotel market, and our understanding of the proposed development, Hyatt is pleased to express our continued interest in branding and management of the proposed Hotel. A full service hotel complete with meeting space, food and beverage outlets, and recreational amenities is commensurate with an upper upscale hotel and an excellent fit for our core brand, Hyatt.

On the recent occasion of our 50th Anniversary, we reaffirmed our goal to be the most preferred brand in each segment of the industry we serve. While we have never set a course for being the largest hotel company, our more than 90,000 dedicated associates around the globe have committed themselves to our mission of "authentic hospitality": a core belief that if we strive to make a difference in the lives of those we touch every day, and we do so within an environment that respects all people and all ideas, we will attain our goal of being the most preferred hotel company among our guests, our colleagues, and our owners. We believe that this mission, and this goal, distinguish us from our competitors and make us uniquely well suited to work with your team in helping it realize its goal of bringing a successful new hotel to the Yosemite area.

It is understood that this letter is intended to express Hyatt's interest in evaluating the opportunity with Far West Industries and in no way suggests any agreement which is legally binding on the parties.

Thank you again for your interest in Hyatt's world class management team and system of hotels. We look forward to discussing the project further.

Warm Regards,

Kimo Bertram
Vice President– Real Estate & Development, North America