

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Hardin Flat, LLC Site Development Permit SDP18-002 and Zone Change RZ18-013

Lead Agency: Tuolumne County Community Resources Agency

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Project Location: Groveland

City

Tuolumne

County

Project Description (Proposed actions, location, and/or consequences).

Site Development Permit SDP18-002 to allow the development of a 99 unit luxury tent campground ("glamping") site and supporting facilities such as a mobile kitchen, dining and reception tent, laundry facility, swimming pool, and bathrooms. Zone Change RZ18-013 to rezone a 3.1± acre portion of an 80.1± parcel from C-K to O (Open Space) under Title 17 of the Tuolumne County Ordinance Code (TCOC). The project site consists of two parcels totaling 80.1± acres. The parcels are zoned C-K (Commercial Recreation) and C-K and O-1 (Open Space-1) under Title 17 of the TCOC.

The project site is located south of the intersection of Hardin Flat Road and State Highway 120, near the community of Groveland. The site is within a portion of Section 26, Township 1 South, Range 18 East, Mount Diablo Baseline and Meridian, and is located within Supervisorial District 4. Assessor's Parcel Numbers 068-120-62 and 068-120-63

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project had the potential to impact special status plant and animal species. Mitigation measures have been incorporated to require pre-construction surveys for special status bats, nesting raptors, and special status plants. The project also had the potential to impact sensitive habitats. Mitigation has been incorporated to protect the sensitive habitats on site with Open Space zoning. The project had the potential to impact cultural resources. The project has been mitigated to require protection of any historic or pre-historic resources that may be unearthed. The project had the potential to have an impact to exposing people or structures to wildland fires and impacts to fire protection. Mitigation measures have been incorporated to require a Fire Protection and Evacuation plan to be prepared and approved by Tuolumne Fire and to incorporate practices during construction to reduce the risk of igniting a fire. The project had the potential to have soils incapable of adequately supporting the use of waste water disposal systems. A mitigation measure has been incorporated to require a soils evaluation to be completed by a soils scientist to determine the viability of the proposed septic system. The project had the potential to impact soil erosion, water waste discharge, increase runoff, and degrade water quality. A mitigation measure has been incorporated to prepare and implement a stormwater pollution prevention plan, which includes best management practices and a spill prevention and response plan. Mitigation measures have also been incorporated to prepare and implement an erosion control plan and a drainage plan for review and approval by Tuolumne County. The project had the potential to impact noise in the project vicinity. Mitigation measures have been incorporated to limit the exterior noise limits and to limit construction hours.



OFFICE OF ENVIRONMENTAL COORDINATOR

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Environmental Coordinator

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MITIGATED NEGATIVE DECLARATION

- PROJECT PROPONENT:** Hardin Flat, LLC
- PROJECT NUMBER:** Site Development Permit SDP18-002
- PROJECT DESCRIPTION:** Site Development Permit SDP18-002 to allow the development of a 99 unit luxury tent campground ("glamping") site and supporting facilities such as a mobile kitchen, dining and reception tent, laundry facility, swimming pool, and bathrooms. Zone Change RZ18-013 to rezone a 3.1± acre portion of an 80.1± parcel from C-K to O (Open Space) under Title 17 of the Tuolumne County Ordinance Code (TCOC)
- The project site consists of two parcels totaling 80.1± acres. The site is zoned C-K (Commercial Recreation) and C-K and O-1 (Open Space-1) under Title 17 of the Tuolumne County Ordinance Code.
- LOCATION:** The project site is located south of the intersection of Hardin Flat Road and State Highway 120. A portion of Section 26, Township 1 South, Range 18 East. Supervisorial District 4.
- ASSESSOR'S PARCEL NO:** 068-120-062 and 068-120-063
- COUNTY:** County of Tuolumne
- LEAD AGENCY:** Tuolumne County Community Resources Agency

DETERMINATION

In accordance with the California Environmental Quality Act (CEQA), the Environmental Coordinator for the County has conducted an Initial Study to determine whether the proposed project may have a significant effect on the environment. On the basis of that study and the following findings, the Environmental Coordinator makes the following determination:

- The proposed project **will not** have a significant effect on the environment and a Negative Declaration has been prepared.
- Although the project, as originally proposed, had a potential to have a significant effect on the environment, the project has been modified by incorporating measures to mitigate the potential impacts into the conditions of approval; therefore, a Mitigated Negative Declaration has been prepared.

The attached Initial Study incorporates all relevant information regarding the potential environmental effects of the project, includes project mitigation measures, and confirms the determination that an Environmental Impact Report (EIR) is not required for the project.