

## Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # \_\_\_\_\_

Lead Agency: Tuolumne County Community Resources Agency

Project Title: Conditional Use Permit CUP15-009 and Historic Use Permit CUPH15-003

Project Location: 18653 Main St, Groveland, CA. 95321

Tuolumne

*City*

*County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

1. Conditional Use Permit CUP15-009 to allow the following:

A. Up to 14 outdoor music concerts, weddings or other seasonal events from April through October with amplified music, vendors and food service.

B. Non-certified Farmer's Market held from Memorial Day through Labor Day on Friday afternoons, approximately 3 p.m. until 6 p.m. and Saturdays 8 a.m. until 1 p.m.

C. Farm Stand to be operated by co-op members for the sale of locally grown produce and cottage food products.

2. Historic Use Permit CUPH15-003 to allow the following:

A. Conversion of an existing historic barn to allow classes, lectures, workshops, and other community events periodically throughout the year.

B. Conversion of an existing historic residence into a restaurant and retail store.

The property is 21± acres in size. The site is zoned C-1 (General Commercial), C-1:H (General Commercial:Historic Combining), RE-1 (Residential Estate, One Acre Minimum) and O (Open Space) under Title 17 of the Tuolumne County Ordinance Code. The proposed uses will occur in the 2.7± acre portion of the site zoned C-1 and C-1:H.

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

**Aesthetics:** Mitigation: 1. Exterior lighting shall not interfere with motorists traveling along State Highway 120 or shine onto neighboring properties. 2. All exterior lighting shall be required to be equipped with automatic timing devices.

**Biological Resources:** Mitigation: 1. The property owner shall obtain a Timber Conversion Permit and Timber Harvesting Plan or waiver from the California Department of Forestry and Fire Protection prior to the removal of commercial species of timber from the site. 2. If any OGO trees are removed, the property owner will be required to either replant trees or pay an in-lieu fee. 3. The owner shall submit notification for a Streambed Alteration Permit to the California Department of Fish and Wildlife prior to any work involving any waterways or drainages.

**Cultural Resources:** Mitigation: Submit plans for past and proposed structural modifications to the 1870s Laveroni house (Mountain Sage) and the 1920s barn, to the Building and Safety Division of the Community Resources Agency. The plans shall be reviewed by the Historic Preservation Review Committee prior to issuance of the Building Permits pursuant to Section 14.06.030(E) of the Tuolumne County Ordinance Code.

**Greenhouse Gas Emissions:** Mitigation: The project shall provide designated parking for any combination of low-emitting, fuel-efficient and carpool/vanpools vehicles at 10 percent of the total spaces, consistent with the 2016 California Green Building Standards Code Tier 1 measure.

**Noise:** Mitigation: 1. All music on the project site shall cease by 11:00 p.m. on Saturday, and by 10:00 p.m. Sunday through Friday.

**Transportation/Traffic:** Mitigation: Provide a Traffic Management Plan along with proposed signage and the use of the California Highway Patrol to coordinate traffic for events greater than 300 people.



If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Traffic: The maximum number of people at any event would be 500, including both guests and staff, under the requested Conditional Use Permit. It is estimated that those attending and working the event would average three persons per vehicle, which would result in a maximum of 167 vehicles the day of a concert or other large event. Caltrans reviewed the project and requires a Traffic Management Plan for events that attract greater than 300 persons. The Plan will address directional signage and a parking coordinator. An on-site parking lot will reduce the number of persons parking along State Highway 120.

Noise: Concerns were raised from neighbors for noise generated from amplified music during concerts or other events. The mitigation measures for the project will require music to cease by 11pm on Saturdays and by 10pm Sunday through Friday. Noise from concerts or events cannot exceed 70 dBA at a distance of 190-feet from the stage area. The sound system is required to be directed away from residences to the southwest of the concert area.

Please provide a list of the responsible or trustee agencies for the project.

- Tuolumne County Community Resources Agency --Lead Agency
- California Department of Transportation District 10 (CalTrans)- Responsible Agency
- California Department of Fish and Wildlife -Responsible Agency
- Office of Parks and Recreation/State Historic Preservation Officer --Responsible Agency