

NOTICE OF COMPLETION

201909007

STATE CLEARINGHOUSE
Number

Project Title: Hirsch Conditional Use Permit CUP15-009 and Historic Conditional Use Permit CUPH15-003
Lead Agency: Tuolumne County Community Resources Agency
Contact Person: Renee Hendry
Street Address: 2 South Green Street
City: Sonora Zip: 95370
Phone: (209) 533-5633
County: Tuolumne

Governor's Office of Planning & Research

Project Location

County: Tuolumne City/Nearest Community: Groveland
Cross Streets: Main Street Total Acres: 21 +/- acres
Assessor's Parcel Nos: 07-010-22
Sections: 20 & 21 Twp: 1 South Range: 16 East Base: Mt. Diablo
Within 0 Miles: State Hwy#: 120 Waterways: Garotte Creek, Pine Mountain Lake, Big Creek
Airports: Pine Mountain Lake Railways: N/A Schools: Teneya Elementary, Tioga High School

SEP 06 2019

STATE CLEARINGHOUSE

Document Type

CEQA: NOP Supplement/Subsequent NEPA: NOI Other: Joint Document
Early Cons EIR(Prior SCH No.) EA Final Document
X Neg Dec Other Draft EIS Other:
Draft EIR FONSI

Local Action Type

General Plan Update Specific Plan Rezone Annexation
General Plan Amendment Master Plan Prezone Redevelopment
General Plan Element Planned Unit Development X Use Permit Coastal Permit
Community Plan Site Plan Land Division X Other- Historic Conditional Use Permit

Development Type

Residential: Units Acres Water Facilities: Type MGD
Office: Sq.ft. Acres Employees Transportation: Type
X Commercial: Sq.ft. Acres 21+ Employees Mining: Mineral
Industrial: Sq.ft. Acres Employees Power: Type Watts
Educational: Waste Treatment: Type
Recreational: Hazardous Waste: Type
X Other: Concerts and events

Project Issues Discussed in Document

X Aesthetic/Visual X Flood Plain/Flooding X Schools/Universities X Water Quality
X Agricultural Land X Forest Land/Fire Hazard X Septic Systems X Water Supply/Groundwater
X Air Quality X Geologic/Seismic X Sewer Capacity X Wetland/Riparian
X Archeological/Historical X Minerals X Soil Ersn./Compact./Grdng X Wildlife
Coastal Zone X Noise X Solid Waste X Growth Inducing
X Drainage/Absorption X Population/Housing Balance X Toxic/Hazardous X Land use
X Economic/Jobs X Public Services/Facilities X Traffic/Circulation X Cumulative Effects
Fiscal X Recreation/Parks X Vegetation Other

General Plan Use: General Commercial (GC) and Low Density Residential (LDR).
Zoning: C-1 (General Commercial), C-1:H (General Commercial:Historic Combining), RE-1 (Residential Estate, One Acre Minimum) and O (Open Space) Present Land Use: Mountain Sage Café and nursery and events

Project Description: See next Page

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

9 - 6 - 2019

SCH COMPLIANCE

10 - 7 - 2019

Project Sent to the following State Agencies

X Resources Cal EPA
Boating & Waterways ARB: Airport & Freight
X Central Valley Flood Prot. X ARB: Transportation Projects
Coastal Comm ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl.& Recovery
Conservation SWRCB: Div. of Drinking Water
X CDFW # 4 SWRCB: Div. Drinking Wtr #
X Cal Fire SWRCB: Div. Financial Assist.
X Historic Preservation SWRCB: Wtr Quality
X Parks & Rec SWRCB: Wtr Rights
Bay Cons & Dev Comm. X Reg. WQCB # 55
X DWR X Toxic Sub Ctrl-CTC

Yth/Adlt Corrections

Corrections

Independent Comm

Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

CalSTA

Aeronautics
X CHP
X Caltrans# 10
Trans Planning

Other

Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019099007

Please forward late comments directly to the Lead Agency

AQMD/APCD 38

(Resources: 9 / 7)

## PROJECT DESCRIPTION

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 Famer'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 CUPH-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 project site is located at 18653 Main Street (State Highway 120) in Groveland, approximately 400 feet west of the intersection of Highway 120 and Powder House Street. A portion of Sections 20 and 21, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 07-010-22. Supervisorial District 4.

### REVIEWING AGENCIES CHECKLIST

- Resources Agency
- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Wildlife
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)
- Business, Transportation & Housing**
- Aeronautics
- California Highway Patrol
- CALTRANS District # 10
- Dept. of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

#### KEY =

- S = Document sent by lead agency
- X = Document sent by SCH
- ✓ = Suggested distribution

#### Health & Welfare

- Health Services

#### State & Consumer Services

- General Services
- OLA (Schools)

**Environmental Affairs**

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB (Sacramento Region 5)

**Youth & Adult Corrections**

- Corrections

**Independent Commissions & Offices**

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other

**PUBLIC REVIEW PERIOD** (to be filed in by lead agency)

Starting Date: September 7, 2019

Ending Date: October 8, 2019

Signature: *ebonee Hendry*

Date: 9-4-19

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**Lead Agency** (Complete if applicable):

Consulting Firm:

Address:

City/State/Zip:

Contact:

Phone: (\_\_\_)

**Applicant:** Regina Hirsch

Address: 22253 Ferretti Road

City/State/Zip: Groveland, CA. 95321

Phone: (209) 206-2234

**For SCH Use Only:**

Date Received at SCH

Date Review Starts

Date to Agencies

Date to SCH

**Clearance Date**

Notes: