

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: Sonora Subaru Conditional Use Permit CUP23-002

Lead Agency: Tuolumne County

Contact Name: Natalie Rizzi

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Project Location: Sonora, Tuolumne County
City *County*

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

Conditional Use Permit CUP23-002 for the Sonora Subaru dealership and service center on a 2.13± acre parcel zoned C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code.

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

All potential impacts were reduced to less than significant with mitigation.

Measures for a revised facade design, revised facade color, revised sign plan, a lighting plan, and oak tree protection are included to reduce impacts related to aesthetics to a less than significant level. Measures to reduce air quality and greenhouse gas emissions are included to be met during construction. Measures for pre-construction nesting bird surveys, pre-construction environmental awareness training, and avoidance of inadvertent animal trapping were incorporated to reduce impacts related to biological resources. Measures to protect inadvertent discovery and treatment of cultural resources were incorporated to reduce impacts related to cultural resources and tribal cultural resources. Measures for erosion control, a SWPP/NPDES permitting, geotechnical study, and discovery of paleontological resources are included to reduce impacts related to geology and soils. Measures addressing a Hazards Material Business Plan, state registration as a hazardous materials generator/handler, and a Traffic Access Management Plan are included to reduce impacts related to hazards and hazardous materials. Requirement of a drainage study is included to reduce impacts related to hydrology. Measures for limits on hours of construction, limits on hours of operation, exterior noise limits, and the outdoor P.A. system are included to reduce impacts related to noise. A measure addressing signage for the exit driveway has been included to reduce impacts related to transportation.

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

Concerns raised during the initial project notification include traffic, access, noise, aesthetics, fire, hazardous materials, and oak woodland.

Provide a list of the responsible or trustee agencies for the project.

City of Sonora
California Department of Fish and Wildlife (CDFW)
US Fish and Wildlife
California State Water Resources Control Board (SWRCB)
California Department of Forestry and Fire Protection
Central Valley Regional Water Quality Control Board
US Army Corps of Engineers