

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: LUNR-24-2 (Valley Dale)

Lead Agency: Tuolumne County

Contact Name: Natalie Rizzi

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Project Location: East Sonora, Tuolumne County
City County

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

LUNR-24-2 for the following:
Resolution for a General Plan Amendment to amend the General Plan land use designation for the 4.3± acre site from Public (P) and Estate Residential (ER) to High Density Residential (HDR).
Ordinance for a Zone Change to rezone the 4.3± acre site from R-1 (Single Family residential) and RE-2 (Residential Estate, Two Acre Minimum) to R-3 (Multiple Family Residential) under Title 17 of the Tuolumne County Ordinance Code.
Site Development Permit to allow the development of an apartment complex, consisting of 56 residential units and associated amenities. Exhibit Map T-24-22 to allow for the vacation of public utility easements and merger of six parcels totaling 4.3± acres. Approval of the Mitigated Negative Declaration for a General Plan Amendment, Zone Change and Site Development Permit.

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.
A lighting plan is required as mitigation to reduce impacts related to aesthetics. Mitigation measures consisting of requiring construction best management practices, pre-construction surveys for roosting bats and migratory birds and Oak Tree Removal Plans are incorporated to reduce impacts related to biological resources.
Mitigation measures limiting noise levels and hours of construction were incorporated to reduce impacts related to noise.
Mitigation measures were incorporated to require protection of cultural resources potentially found during construction activities to reduce impacts regarding cultural and tribal cultural resources

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

- Traffic
- Location
- Safety
- Noise
- Water

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

- Tuolumne County Departments
 - Fire Prevention
 - Air Pollution
 - Building and Safety
 - Engineering
 - Chicken Ranch Rancheria
 - Tuolumne Me-Wuk Tribe
 - Central Sierra Environmental Resource Venter (CSERC)
 - California Department of Fish and Wildlife (CDFW)
 - US Fish and Wildlife
 - California State Water Resources Control Board (SWRCD)
 - California Department of Forestry and Fire Protection
 - Central Valley Regional Water Control Board
- Tuolumne Utilities District
- US Army Corps of Engineers