

# 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: Groveland StorQuest Conditional Use Permit CUP22-001

Lead Agency: Tuolumne County

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Project Location: Groveland, Tuolumne County  
*City County*

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

Conditional Use Permit CUP22-001 proposes the development of a mini-storage facility, a leasing office with an attached coffee shop with a drive thru, a roof-mounted solar array, universal vehicle charging stations, associated parking, landscaping, fencing, and a stormwater retention pond.

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 related to preconstruction surveys, training programs, best management practices, construction requirements, orange fencing, and verification of avoidance would reduce impacts related to biological resources to less than significant.  
Mitigation measures were incorporated to require protection of resources potentially found during construction activities to reduce impacts related to cultural resources, geology and soils, and tribal cultural resources.  
Mitigation measures limiting noise levels and hours of construction were incorporated to reduce impacts related to noise.  
A mitigation measure requiring improvements to the State Route 120/Deer Flat intersection and access driveway would 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.

Initial concerns raised by the public include the following:

Traffic  
Access  
Aesthetics  
Wildfire  
Hydrology  
Wildlife  
Water Supply

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

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  
California Department of Transportation  
Groveland Community Services District  
US Army Corps of Engineers