



# OFFICE OF ENVIRONMENTAL COORDINATOR

David Gonzalves, CBO  
Environmental Coordinator

## MITIGATED NEGATIVE DECLARATION

48 Yancy Avenue, Sonora  
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- PROJECT PROPONENT:** Regina Hirsch
- PROJECT NUMBER:** Conditional Use Permit CUP15-009 and Historic Conditional Use Permit CUPH15-003
- 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 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 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 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.
- LOCATION:** 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. Supervisorial District 4.
- ASSESSOR'S PARCEL NO:** 07-010-22
- COUNTY:** County of Tuolumne
- LEAD AGENCY:** Tuolumne County Community Resources Agency

## DETERMINATION

In accordance with the California Environmental Quality Act (CEQA), the Environmental Coordinator for the County has conducted an Initial Study to determine whether the proposed project may have a significant effect on the environment. On the basis of that study and the following findings, the Environmental Coordinator makes the following determination:

- [ ] The proposed project **will not** have a significant effect on the environment and a Negative Declaration has been prepared.
- [X] Although the project, as originally proposed, had a potential to have a significant effect on the environment, the project has been modified by incorporating measures to mitigate the potential impacts into the conditions of approval; therefore, a Mitigated Negative Declaration has been prepared.

The attached Initial Study incorporates all relevant information regarding the potential environmental effects of the project, includes project mitigation measures, and confirms the determination that an Environmental Impact Report (EIR) is not required for the project.

### FINDINGS

- A. The proposed project will not result in significant adverse impacts to the environment.
- B. The Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) and State and County Guidelines for the implementation of CEQA.
- C. The Mitigated Negative Declaration reflects the independent judgment of the County of Tuolumne.
- D. Pursuant to Section 21081.6(a)(1) of the Public Resources Code, a reporting and/or monitoring plan has been prepared, as incorporated into the conditions of project approval, in order to avoid significant effects to the environment.
- E. The conditions of project approval are roughly proportional to the respective potential environmental impacts associated with the proposed project.
- F. Pursuant to Section 21081.6(a)(2) of the Public Resources Code, the custodian and location of the documents and materials which constitute the record of proceedings upon which this decision to adopt the Mitigated Negative Declaration had been made are as follows:

Environmental Coordinator/Community Resources Director, Tuolumne County Community Resources Agency, 48 Yaney, Sonora, California.

Fire Protection, Tuolumne County Fire Department, 48 Yaney, Sonora, California.

  
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David Gonzalves, CBO  
Environmental Coordinator

9/3/19  
\_\_\_\_\_  
Date

DG:rh