



OFFICE OF ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP
Environmental Coordinator

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NOTICE OF AVAILABILITY AND INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

The County of Tuolumne intends to consider adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) for the following proposal:

PROJECT

PROPONENT: Kenning Properties/Kurt Springer

PROJECT

- DESCRIPTION:**
1. Zone Change RZ19-014 to rezone a 6.1± acre parcel from RE-2 (Residential Estate, Two Acre Minimum) and O-1 (Open Space-1) to R-1:PD (Single-Family Residential:Planned Unit Development Combining) and O-1:PD (Open Space-1:Planned Unit Development Combining) under Title 17 of the Tuolumne County Ordinance Code.
 2. Tentative Subdivision Map TSM19-049 to divide a 6.1± acre parcel into 25 residential parcels and 3 common area parcels.
 3. Planned Unit Development PUD19-001 to allow the following:
 - a. Reduction in the minimum lot size
 - b. Reduction in the minimum width at the front setback line
 - c. Reduction in the required building setbacks
 - d. Reduction in the number and location of public utility easements
 - e. Increase in the maximum floor area ratio

LOCATION: The project site is located at 20313 Soulsbyville Road, approximately 2,000± feet southeast of the intersection of State Highway 108 and Soulsbyville Road. The project site is within a portion of Section 30, Township 2 North, Range 16 East, Mount Diablo Baseline and Meridian, and within Supervisorial District 2. Assessor's Parcel Number 067-010-16.

COUNTY: Tuolumne

LEAD

AGENCY: Tuolumne County Community Development Department

CONTACT

PERSON: Natalie Rizzi

TELEPHONE: (209) 533-5633

EMAIL

ADDRESS: NRizzi@co.tuolumne.ca.us

The Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration for the proposal described above may be viewed on the County's website at:

<https://www.tuolumnecounty.ca.gov/DocumentCenter/View/15251/Initial-Study--Springer-> and may be obtained during regular business hours, Monday through Thursday, 8:30 a.m. to 12:00 p.m. and 1:00 p.m. to 3:00 p.m., at the following address:

Tuolumne County Community Development Department
A.N. Francisco Building, 4th Floor
48 Yaney Avenue
Sonora, CA 95370

PUBLIC REVIEW PERIOD: Begins: October 2, 2020 Ends: November 2, 2020

In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the proposal described above. A Mitigated Negative Declaration is a statement that briefly describes the environmental setting, identifies potential impacts on the environment associated with the proposed project and addresses measures to reduce or mitigate those potential impacts. The Mitigated Negative Declaration for the project described above has determined that the project will not have a significant effect on the environment and, therefore, an Environmental Impact Report is not required for the project. The project site is not identified on any list enumerated under section 65962.5 of the Government Code.

Anyone interested in this matter is invited to comment on the Mitigated Negative Declaration in writing. Please submit written comments to the email address listed above, to the Community Development Department at the physical address referenced above, or by mail to:

Tuolumne County Community Development Department
2 S. Green Street
Sonora, CA 95370

Court challenges to decisions on the above proposal may be limited to issues raised during this public review period.

The proposed Mitigated Negative Declaration, along with any comments regarding it, will be considered by the Tuolumne County Board of Supervisors in conjunction with a decision on the proposed project at a public meeting. Notice of the date, time, and location of the public meeting will be provided at a future date.



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9/02/2020
Date

QY:nr