



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: Preserve Partners

PROJECT
DESCRIPTION: Site Development Permit SDP20-005 to allow the development of a hospitality site, which would consist of a visitor-serving development with guest suite accommodations, lodge, market and bar, pool and pool house, soaking tubs, and an events space. The project site consists of 10 parcels totaling 36.33± acres zoned C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code.

LOCATION: The project site is located along State Route 120, southwest of the intersection of State Route 120 and Memorial Drive, in the community of Big Oak Flat. Within a portion of Section 29, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian and within Supervisorial District 4. Assessor's Parcel Numbers 066-140-013, -014, -015, -016, -017, -018, -019, -022, -031, and -032.

COUNTY: Tuolumne

LEAD
AGENCY: Tuolumne County

CONTACT
PERSON: Natalie Rizzi

TELEPHONE: (209) 533-5936

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/821/Environmental-Review-Documents> 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: July 13, 2021 Ends: August 12, 2021

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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7-12-21
Date

QY:nr