



OFFICE OF
ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP
Environmental Coordinator

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209 533-5633
209 533-5616 (fax)
209 533-5909 (fax – EHD)
www.tuolumnecounty.ca.gov

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
PROPOSER: Preston and Colleen Leslie

PROJECT
DESCRIPTION: 1. Ordinance for Zone Change RZ18-011 to rezone a 5.4± acre parcel from RE-5 (Residential Estate, Five Acre Minimum) to C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code.
2. Conditional Use Permit CUP18-013 to allow outdoor storage of commercial equipment, vehicles, and materials on the site consisting of two parcels totaling 6.2± acres.

LOCATION: The project site consists of two parcels totaling 6.2± acres located at 18456 Wards Ferry Road, on the northwest corner of Wards Ferry Road and Tuolumne Road. Within Sections 9 and 10, Township 1 North, Range 15 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Numbers 097-140-007 and 097-140-009. Within Supervisorial District Number 4.

COUNTY: Tuolumne

LEAD
AGENCY: Tuolumne County

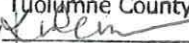
CONTACT
PERSON: Natalie Rizzi

TELEPHONE: (209) 533-5936

EMAIL
ADDRESS: nrizzi@co.tuolumne.ca.us

Filed

APR 07 2023

Tuolumne County Clerk
By 
Deputy

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, 8:00 a.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: April 12, 2023 Ends: May 12, 2023

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.

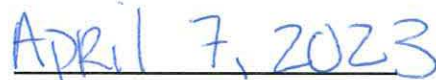
Anyone interested in this matter is invited to comment on the Mitigated Negative Declaration in writing. Please submit written comments to the email address listed above, to the Community Development Department at the physical address referenced above during business hours, or by mail to:

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.



Natalie Rizzi
Senior Planner
County of Tuolumne



Date