



# OFFICE OF ENVIRONMENTAL COORDINATOR

QUINCY YALEY, AICP  
Environmental Coordinator

## NOTICE OF DETERMINATION

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](http://www.tuolumnecounty.ca.gov)

**PROJECT:** Zone Change RZ18-011 and Conditional Use Permit CI P18-013  
8-nea

**PROJECT PROPONENT:** Preston Leslie  
17617 Buttercup Circle  
Sonora, CA 95370

MAR 04 2024

Tuolumne County Clerk  
By   
Deputy

**PROJECT 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 of 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. **STATE CLEARINGHOUSE NUMBER:** 2023040285

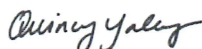
### PROJECT DESCRIPTION:

- Approval of the Mitigated Negative Declaration for Zone Change RZ18-011 and Conditional Use Permit CUP18-013.
- 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) and O (Open Space) under Title 17 of the Tuolumne County Ordinance Code (TCOC).
- 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.

The Tuolumne County Board of Supervisors on February 27, 2024, has approved the project described above and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were included as conditions of project approval.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings relative to significant environmental effects identified in an Environmental Impact Report were not made pursuant to Section 15091 of the State CEQA Guidelines.

The project documents may be examined at the Tuolumne County Community Development Department, with the staff contact of Natalie Rizzi. This is to certify that the final EIR with comments and responses and record of project approval, or the Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration for the proposal described above, is available to the General Public in the Community Development Department, Monday through Thursday, 8:00 a.m. to 3:00 p.m., Fourth Floor, A. N. Francisco Building, 48 Yaney Avenue, Sonora, California.



Quincy Yaley, AICP, Environmental Coordinator

March 1, 2024  
Date



County of Tuolumne, CA

**\$2,966.75 Paid**

**via Check #11936**

Note: NOD Filing Fee

Thanks for using the Online Service Center

Leslie Heavy Haul, LLC  
Historic Zone Change Project #5738  
March 4, 2024

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Administrative Fee	\$50.00
Rezone - Subject to CEQA	\$2,916.75
<b>Total Paid</b>	<b>\$2,966.75</b>

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Receipt number #2411



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

**Print**    **StartOver**    **Save**

RECEIPT NUMBER:  
 55 — 03/04/2024 — 06  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
**2023040285**

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY Tuolumne County Community Development Department	LEAD AGENCY EMAIL	DATE <b>03/04/2024</b>
COUNTY/STATE AGENCY OF FILING Tuolumne	DOCUMENT NUMBER	

PROJECT TITLE

**Zone Change RZ18-011 and Conditional Use Permit CUP18-013**

PROJECT APPLICANT NAME <b>Preston Leslie</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER ( )
PROJECT APPLICANT ADDRESS <b>17617 Buttercup Circle</b>	CITY <b>Sonora</b>	STATE <b>CA</b>
		ZIP CODE <b>95370</b>

**PROJECT APPLICANT** (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

- |   |            |          |          |
|---|------------|----------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,051.25 | \$ _____ | 0.00     |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,916.75 | \$ _____ | 2,916.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,377.25 | \$ _____ | 0.00     |
| <br>  |            |          |          |
| <input type="checkbox"/> Exempt from fee  |            |          |          |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |          |          |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |          |          |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |          |          |
| <hr/>   |            |          |          |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ _____ | 0.00     |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ _____ | 50.00    |
| <input type="checkbox"/> Other  |            | \$ _____ |          |

**PAYMENT METHOD:**

Cash     Credit     Check     Other

**TOTAL RECEIVED**    \$ \_\_\_\_\_ **2,966.75**

SIGNATURE <b>X OwkQ Gummerson</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Rachel Gummerson, Administrative Technician</b>
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