



## OFFICE OF ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP  
Environmental Coordinator

### MITIGATED NEGATIVE DECLARATION

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**PROJECT PROPONENT:** Tri Cap Properties, Inc and Boss Girl Pro, LLC c/o Stephanie Wohlfiel  
4272 Alta Vista Court  
Oceanside, CA. 92057

**PROJECT NUMBER:** Site Development Permit SDP22-006

**PROJECT DESCRIPTION:** Site Development Permit SDP22-006 to allow a recreational development consisting of twelve guest cabins, swimming pool, yoga dome, and associated infrastructure on a 14.1± acre parcel zoned C-K (Commercial Recreation) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

**LOCATION:** The project site is located at 23003 and 23015 Sprague Road East in the community of Groveland. Within a portion of Section 29, Township 1 South, Range 17 East Mount Diablo Baseline and Meridian and within Supervisorial District 4. Assessor's Parcel Numbers 066-260-039.

**ASSESSOR'S PARCEL NO:** 066-260-039

**COUNTY:** County of Tuolumne

**LEAD AGENCY:** Tuolumne County

### 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.
- 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 Development Department Director, Tuolumne County  
Community Development Department, 48 Yaney, Sonora, California.

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



1-9-2024

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Quincy Yaley, AICP  
Environmental Coordinator

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Date