



OFFICE OF
ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP
Environmental Coordinator

NOTICE OF AVAILABILITY
AND
INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

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

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: Tri Cap Properties, Inc and Boss Girl Pro, LLC
Stephanie Wohlfel
4272 Alta Vista Court
Oceanside, CA. 92057

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.

COUNTY:

Tuolumne

LEAD

AGENCY: Tuolumne County

CONTACT

PERSON: Clark Sintek

TELEPHONE:

(209) 533-5614

EMAIL

ADDRESS: CSintek@co.tuolumne.ca.us

Filed

JAN 16 2024

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: January 16, 2024 Ends: February 15, 2024

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.



Clark Sintek
Planner II
County of Tuolumne

1/8/24

Date