



## 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](http://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**

**PROPONENT:** Long Gulch Ranch  
Brian Fitzgerald  
PO Box 7134  
Tahoe City, CA. 96145

**PROJECT**

**DESCRIPTION:** Zone Change RZ20-002 to rezone the 82.2-acre site from Exclusive Agricultural, Thirty-Seven Acre Minimum: Airport Combining (AE-37:AIR) to Residential Estate, Five-Acre Minimum: Airport Combining (RE-5:AIR) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

Tentative Subdivision Map T20-002 to divide the 82.2-acre parcel into 13 residential lots, ranging in size from 5.0 acres to 10.07 acres.

**LOCATION:** The project site is located east of the intersection of Ferretti Road and Clements Road, in Groveland on the north side of Ferretti Road. The site is identified by Assessor's Parcel Number (APN) 066-160-085.

**COUNTY:** Tuolumne

**LEAD**

**AGENCY:** Tuolumne County

**CONTACT**

**PERSON:** Cheydi Gonzales

**TELEPHONE:** (209) 533-5613

**EMAIL**

**ADDRESS:** [cgonzales@co.tuolumne.ca.us](mailto:cgonzales@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, 8:00 a.m. to 3:00 p.m. at the following address:

Tuolumne County Community Development Department  
A.N. Francisco Building, 4<sup>th</sup> Floor  
48 Yaney Avenue  
Sonora, CA 95370

**PUBLIC REVIEW PERIOD: Begins: February 6, 2024 Ends: March 6, 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.

---

Cheydi Gonzales  
Planner II  
County of Tuolumne

---

Date