



# OFFICE OF ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP  
Environmental Coordinator

## NOTICE OF DETERMINATION

48 W. 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 TITLE:** Long Gulch Ranch Rezone RZ20-002  
and Tentative Subdivision Map TSM20-002  
(SCH#)

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

**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.

**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.

The Community Development Department Director for the County of Tuolumne on \_\_\_\_\_, 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 15168 of the State CEQA Guidelines.

Staff Contact: Cheydi Gonzales

Approving Agency: Tuolumne County

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration and all documents referenced in the Negative Declaration for the project described above, and all project documents, are available at the Community Development Department, Monday through Thursday, 8:00 a.m. to 3:00 p.m., 48 West Yaney Avenue, Sonora, California.

**Signature:** \_\_\_\_\_  
Quincy Yaley, AICP  
Environmental Coordinator

**Date:** \_\_\_\_\_