



OFFICE OF ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP
Environmental Coordinator

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MITIGATED NEGATIVE DECLARATION

**PROJECT
PROPONENT:**

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

**PROJECT
NUMBER:**

Rezone RZ20-002-T20-002

**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).

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.

**ASSESSOR'S
PARCEL NO:**

066-160-085

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.



Quincy Yaley, AICP
Environmental Coordinator

Date