



# 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:** Sonora Subaru Conditional Use Permit CUP23-002 (SCH# 2024070839) **Filed**

**PROJECT PROponent:** Cypress Square Properties  
13254 Mono Way  
Sonora, CA 95370

**DEC 18 2024**

Tuolumne County Clerk  
By [Signature]  
Deputy

**LOCATION:** The project site is located at 12828 Mono Way at the northwest corner of the intersection of Mono Way and Rogers Road in the community of Sonora. Within a portion of Section 6, Township 1 North, Range 15 East, Mount Diablo Baseline and Meridian and within Supervisorial District 1. Assessor's Parcel Number 044-180-058.

**PROJECT DESCRIPTION:** Conditional Use Permit CUP23-002 for the development and operation of the Sonora Subaru sales and service facility on a 2.13± acre parcel zoned C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code.

The Community Development Department Director the County of Tuolumne on December 17, 2024, 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: Natalie Rizzi

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 Yaney Avenue, Sonora, California.

**Signature:** [Signature: Quincy Yaley]  
Quincy Yaley, AICP  
Environmental Coordinator

**Date:** 12-17-24



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

**Print** **StartOver** **Save**

RECEIPT NUMBER:  
 55 — 12/18/2024 — 51  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
**2024070839**

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY **County of Tuolumne** LEAD AGENCY EMAIL DATE **12/18/2024**

COUNTY/STATE AGENCY OF FILING **Tuolumne** DOCUMENT NUMBER

PROJECT TITLE  
**Sonora Subaru Conditional Use Permit CUP23-002**

PROJECT APPLICANT NAME **Cypress Square Properties** PROJECT APPLICANT EMAIL PHONE NUMBER **(559) 269-1932**

PROJECT APPLICANT ADDRESS **13254 Mono Way** CITY **Sonora** STATE **CA** ZIP CODE **95370**

PROJECT APPLICANT (Check appropriate box)  
 Local Public Agency  School District  Other Special District  State Agency  Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR) \$4,051.25 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ 2,916.75
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ 0.00
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 50.00
- Other \$

PAYMENT METHOD:  
 Cash  Credit  Check  Other **TOTAL RECEIVED \$ 2,966.75**

SIGNATURE **X Natalie Rizzi** Digitally signed by Natalie Rizzi  
 DN: cn=Natalie Rizzi, o=US, ou=Community Development Department, ou=Tuolumne County, email=rizzi@co.tuolumne.ca.us  
 Reason: I am approving this document  
 Location: Tuolumne County  
 Date: 2024.12.18 08:15:58 -0800 AGENCY OF FILING PRINTED NAME AND TITLE **Natalie Rizzi, Senior Planner**





State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

**NOTICE**

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

**COUNTY DOCUMENTARY HANDLING FEE**

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

**COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS**

**Filing Notice of Determination (NOD):**

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for **CRP** document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

**Filing Notice of Exemption (NOE)** *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

**Within 30 days after the end of each month in which the environmental filing fees are collected**, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

**The county clerk shall mail the following documents to CDFW on a monthly basis:**

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

**DOCUMENT RETENTION**

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

**RECEIPT NUMBER**

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

**DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.**

**Mail to:**

California Department of Fish and Wildlife  
 Accounting Services Branch  
 P.O. Box 944209  
 Sacramento, California 94244-2090



County of Tuolumne, CA

Dec 18, 2024

HCUP-23-2

### Fish and Wildlife Filing Fee

Historic Conditional Use Permit

**Status:** Paid

**Became Active:** Dec 10, 2024

**Invoice:** 492784

**Completed:** Dec 17, 2024

#### Primary Location

12828 MONO WAY  
SONORA, CA 95370

#### Fees

|                          |                   |
|--------------------------|-------------------|
| Negative Declaration Fee | \$2,916.75        |
| <b>Total Fees</b>        | <b>\$2,916.75</b> |

#### Payments

| Date          | Method       | Note | Amount     |
|---------------|--------------|------|------------|
| Dec. 17, 2024 | Check #36511 |      | \$2,916.75 |

Tuolumne County  
Community Development Depart  
Receipt

From: Cypress Square Properties  
Agent: AMY AUGUSTINE

Receipt #: 2023000437  
Receipt Date: 01/25/2023

Address:

Comment: Check# 1365 & 1367 CUP23-002

| Description                   | Base Fee | Qty | Amt<br>Per Qty | Pay<br>Mth | Line<br>Total |
|-------------------------------|----------|-----|----------------|------------|---------------|
| Conditional Use Permit Exempt | 3,421.75 |     |                | CHK        | \$3,421.75    |
| Fish and Game Admin Fee       | 50.00    |     |                | CHK        | \$50.00       |

Total for: 2023000437

\$3,471.75