



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

NOTICE OF AVAILABILITY
AND
INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

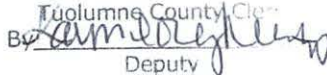
The County of Tuolumne intends to consider adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) for the following proposal:

PROJECT
PROPONENT: Stanislaus Regional Housing Authority
PO Box 581918
Modesto, CA. 95358

Filed

NOV 07 2024

PROJECT
DESCRIPTION: LUNR-24-2 for the following:

Tuolumne County Clerk
By 
Deputy

1. Resolution for a General Plan Amendment to amend the General Plan land use designation of the 4.3± acre site from Public (P) and Estate Residential (ER) to High Density Residential (HDR).
2. Ordinance for a Zone Change to rezone the 4.3± acre site from R-1 (Single Family Residential) and RE-2 (Residential Estate, Two Acre Minimum) to R-3 (Multiple Family Residential) under Title 17 of the Tuolumne County Ordinance Code.
3. Site Development Permit to allow the development of an apartment complex, consisting of 56 residential units and associated amenities.
4. Exhibit map T-24-22 to allow for the vacation of public utility easements and merger of six parcels totaling 4.3± acres.
5. Approval of the Mitigative Negative Declaration for a General Plan Amendment, Zone Change and Site Development Permit.

LOCATION: The project site consists of six parcels totaling 4.3± acres located at 14562 Peaceful Valley Road, approximately 2,200 feet northwest of the intersection of Peaceful Valley Road and Mono Way. Located within a portion of Section 33, Township 2 North, Range 15 East, Mount Diablo Baseline and Meridian and within Supervisorial District 1.

COUNTY: Tuolumne

LEAD
AGENCY: Tuolumne County

CONTACT
PERSON: Natalie Rizzi

TELEPHONE: (209) 533-5936

EMAIL

ADDRESS: nrizzi@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, 4th Floor
48 Yaney Avenue
Sonora, CA 95370

PUBLIC REVIEW PERIOD: Begins: November 12, 2024 Ends: December 13, 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.

For *Cheydi Gonzales*
Natalie Rizzi
Senior Planner
County of Tuolumne

11/4/2024
Date