



OFFICE OF ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP
Environmental Coordinator

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

NOTICE OF DETERMINATION

PROJECT DESCRIPTION:

Under Canvas Yosemite Site Development Permit SDP18-002 and Conditional Use Permit CUP20-018 to incorporate project revisions as follows:

- The site plan includes 75 tent units. Development and operation of the site shall not exceed 75 rentable units. No expansion shall be allowed in the future.
- The site plan includes a 60,000-gallon water tank to be installed and operational prior to above-ground construction.
- The site plan includes standpipes with fire hose cabinets to be installed within 150 feet of the full perimeter of each structure. Hydrants may be installed if required by the County. If required by the Fire Department, the hoses may remain disconnected from the standpipes.
- No outdoor amplified sound shall be permitted or allowed as part of the Project on the Project site.
- The site plan includes a relocated interior roadway and concentrated guest parking.

Filed

NOV 22 2021

Tuolumne County Clerk
By: *Michael Fox*
Deputy

Site Development Permit SDP18-002 and Conditional Use Permit CUP20-018 to allow the development of the Under Canvas Yosemite facility consisting of a tent campground and supporting facilities such as a kitchen, dining and reception, laundry facility, and associated infrastructure on an 80.1± acre project site zoned C-K (Commercial Recreation) and O-1 (Open Space-1) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

PROJECT PROPONENT:

Under Canvas, Inc.

PROJECT LOCATION:

The project site is located south of the intersection of Hardin Flat Road and State Highway 120, near the community of Groveland. The site is within a portion of Section 26, Township 1 South, Range 18 East, Mount Diablo Baseline and Meridian, and is located within Supervisorial District 4. Assessor's Parcel Numbers 068-120-62 and 068-120-63.

STATE CLEARINGHOUSE No: 2019029073

The Board of Supervisors for the County of Tuolumne on December 17, 2020, approved Site Development Permit SDP18-002 and Conditional Use Permit CUP20-018 and made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report 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 15091 of the State CEQA Guidelines.

The Environmental Coordinator has reviewed the revisions to the site plan and project description for Site Development Permit SDP18-002 and Conditional Use Permit CUP20-018 as described above and determined

that it would result in no new impacts other than those previously identified in the certified Environmental Impact Report. Staff has determined the project revisions to be in substantial conformance to the site plan approved by the Tuolumne County Board of Supervisors and analyzed under the Environmental Impact Report. Therefore, pursuant to Section 15162 of the *State CEQA Guidelines*, no additional review under the California Environmental Quality Act is required.

This is to certify that the final EIR with comments and responses and record of project approval, or the Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration for the proposal described above, is available to the General Public in the Community Development Department, Monday through Thursday, 8:30 a.m. to 12:00 p.m. and 1:00 p.m. to 3:00 p.m., Fourth Floor, A. N. Francisco Building, 48 Yaney Avenue, Sonora, California.

The staff contact person is: Natalie Rizzi

Signature: Natalie Rizzi
for Quincy Yaley, AICP
Environmental Coordinator

Date: 11-22-2021



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 55 — 11222021 — 109
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Tuolumne County Community Development Department	LEAD AGENCY EMAIL	DATE 11222021
COUNTY/STATE AGENCY OF FILING Tuolumne	DOCUMENT NUMBER	

PROJECT TITLE

Under Canvas Yosemite Site Development Permit SDP18-002 and Conditional Use Permit CUP20-018 to incorporate project revisions

PROJECT APPLICANT NAME Under Canvas, Inc.	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 2321 Rosecrans Avenue, Suite 3255	CITY El Segundo	STATE CA
		ZIP CODE 90245

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|-----------------------------------------------------------------------------------------------------|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,445.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,480.25 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,171.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|-------------------------------------------------------------------------------------------------------------|----------|----|------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input type="checkbox"/> County documentary handling fee | | \$ | |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash Credit Check Other
 TOTAL RECEIVED \$ 0.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Taryn Vanderpan, CDD Administrative Assistant
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State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/21) 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



OFFICE OF ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP Environmental Coordinator

NOTICE OF DETERMINATION

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

PROJECT: Site Development Permit SDP18-002 and Conditional Use Permit CUP20-018

PROJECT PROPONENTS: Under Canvas, Inc.

PROJECT LOCATION: The project site is located south of the intersection of Hardin Flat Road and State Highway 120, near the community of Groveland. The site is within a portion of Section 26, Township 1 South, Range 18 East, Mount Diablo Baseline and Meridian, and is located within Supervisorial District 4. Assessor's Parcel Numbers 068-120-62 and 068-120-63.

- PROJECT DESCRIPTION: 1. Site Development Permit SDP18-002 and Conditional Use Permit CUP20-018 to allow the development of a 99-unit tent campground... 2. Resolution to Certify the Final Environmental Impact Report for Site Development Permit SDP18-002 and Conditional Use Permit CUP20-018, Adopt the CEQA Findings, and Adopt the Mitigation Monitoring and Reporting Plan.

STATE CLEARINGHOUSE NUMBER:

The Board of Supervisors for the County of Tuolumne on December 17, 2020, 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. An Environmental Impact Report 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 15091 of the State CEQA Guidelines.

The project documents may be examined at the Tuolumne County Community Development Department.

The staff contact person is: Natalie Rizzi

This is to certify that the final EIR with comments and responses and record of project approval, or the Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration for the proposal described above, is available to the General Public in the Community Development Department, Monday through Thursday, 8:30 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m., Fourth Floor, A. N. Francisco Building, 48 Yaney Avenue, Sonora, California.

Quincy Yaley signature and title: Quincy Yaley, AICP Environmental Coordinator

DEC 18 2020

12/18/2020 Date

Tuolumne County Clerk By [Signature] Deputy

Tuolumna County
Community Resources Agency
Receipt

From: JAMIE SCHMIDT
Agent: SAME

Receipt #: 2019001512
Receipt Date: 04/24/2019

Address:

Comment: CC

Description	Base Fee	Qty	Amt Per Qty	Pay Mth	Line Total
Fish and Game Nec Dec	2,354.75			CC	\$2,354.75
Fish and Game Admin Fee	50.00			CC	\$50.00

Total for: 2019001512

\$2,404.75

This is a "printer friendly" page. Please use the "print" option in your browser to print this screen.



Tuolumne, County of, CA - Building Permits

Building Permits (POS)

Confirmation Number: 47664325
 Payment Date: Wednesday, April 24, 2019
 Payment Time: 09:24AM PT

Payer Information

First Name: JAMIE L SCHMIDT
 Receipt Number: 2019001512
 Permit Number: FISH/WILDLIFE FEE

Card Information

Card Type: Visa
 Card Number: *****8597
 Card Verification Number: ****

Payment Information

Payment Type: Building Permits (POS)
 Payment Amount: \$2,404.75
 Convenience Fee: \$64.93
 Total Payment: \$2,469.68

RIGHT TO REFUND

You, the customer, are entitled to a refund of the money to be transmitted as the result of this agreement if Official Payments does not forward the money received from you within 10 days of the date of its receipt, or does not give instructions committing an equivalent amount of money to the person designated by you within 10 days of the date of the receipt of the funds from you unless otherwise instructed by you.

If your instructions as to when the moneys shall be forwarded or transmitted are not complied with and the money has not yet been forwarded or transmitted, you have a right to a refund of your money.

If you want a refund, you must mail or deliver your written request to Official Payments at 6060 Coventry Drive, Elkhorn, NE 68022. If you do not receive your refund, you may be entitled to your money back plus a penalty of up to \$1,000 and attorney's fees pursuant to section 2102 of the California Financial Code.

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Tuolumne County
Community Development Depart
Receipt

From: UNDER CANVAS INC
Agent: JAMIE LYNN SCHMIDT

Receipt #: 2020003395
Receipt Date: 11/23/2020

Address:

Comment: SDP18-002

Description	Base Fee	Qty	Amt Per Qty	Pay Mth	Line Total
Fish & Game EIR	988.50			CC	\$988.50

Total for: 2020003395 \$988.50



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 06/01/20) Previously DFG 753.5a

RECEIPT NUMBER:
 55 — 12182020 — 117
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Tuolumne County Community Development Department	LEAD AGENCY EMAIL	DATE 12182020
COUNTY/STATE AGENCY OF FILING Tuolumne	DOCUMENT NUMBER	

PROJECT TITLE

Site Development Permit SDP18-002 and Conditional Use Permit CUP20-018

PROJECT APPLICANT NAME Under Canvas, Inc.	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
PROJECT APPLICANT ADDRESS	CITY	STATE
		ZIP CODE

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|-----------------------------------------------------------------------------------------------------|------------|----|----------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,343.25 | \$ | 3,343.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,406.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,136.50 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|-------------------------------------------------------------------------------------------------------------|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,393.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Taryn Vanderpan, Administrative Assistant
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