



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

PROJECT TITLE: Valley Vista

PROJECT PROPONENT: Valley Vista LLC
477 Baretta Street
Sonora, CA 95370

LOCATION: The project site is located on the north side of Golf Links Road, east of Jamestown Road and west of McKibbin Drive, Jamestown. A portion of Sections 2 and 3, Township 1 North, Range 14 East. Assessor's Parcel Numbers 59-020-65, -66, -67, -68.

PROJECT DESCRIPTION: Relocate a 105kW standby emergency generator for the proposed lift station to the exterior of the proposed lift station building. The lift station, to be constructed by the applicant and then dedicated to Tuolumne Utilities District for operation, will include a back up generator to ensure lift station operation in the event of a power failure.

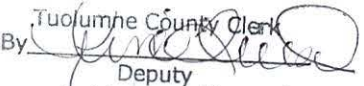
APPROVING AGENCY: Tuolumne County

The Environmental Coordinator for the County of Tuolumne on March 13, 2025, 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. Mitigation measures were not included as conditions of project approval.
3. A mitigation reporting or monitoring plan was not adopted for this project.
4. A statement of Overriding Considerations was not adopted for this project.
5. Findings relative to significant environmental effects identified in an Environmental Impact Report were not made pursuant to Section 15168 of the State CEQA Guidelines.
6. An Addendum for a project revision was approved and adopted in November of 2021, which was prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines, to the previously adopted Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse Number 2010092074) for the Dry Creeks Subdivision Project (also known as the Valley Vista Subdivision). The Addendum addresses the proposed project in relation to the 2010 project analyzed in the previously certified IS/MND prepared for the Valley Vista Subdivision Project. Based on a review of the proposed project, no new significant environmental effects, no substantial increase in the severity of previously identified environmental effects, and no new information of substantial importance that would require major changes to the project pursuant to CEQA Guidelines Section 15162(a) were identified in the 2021 revised project were identified. Therefore, an Addendum to the project's 2010 certified IS/MND was the appropriate level of environmental review in accordance with CEQA Statutes and Guidelines. The project meets the requirements in CEQA Guidelines Section 15164.

Filed

MAY 19 2025

Tuolumne County Clerk
By: 
Deputy

In the approved 2021 Addendum, the backup generator for the lift station was proposed to be housed inside the lift station building. However, the required generator cannot fit within the building and is now proposed to be installed externally. The selected generator, a Kohler Model KG125, will be enclosed in a sound enclosure and operate at 71.1 dBA at a distance of 23 feet when running at full capacity (100% load).

The nearest sensitive receptor is approximately 94 feet south of the site, across Golf Links Road. Using the inverse square law, which reduces sound levels by 6 dBA for every doubling of distance, the estimated noise level at this property line would be approximately 59 dBA.

According to the Tuolumne County General Plan Noise Element, the maximum allowable noise level for stationary sources at a sensitive receptor's property line is 70 dBA during the daytime and 65 dBA at night. The generator's estimated noise level remains below these thresholds, indicating no new significant impacts. Additionally, the generator will only operate during power outages, making any noise temporary in nature.

The Environmental Coordinator has reviewed the proposal to relocate a 105kW standby emergency generator for the proposed lift station to the exterior of the proposed lift station building, as described above, and has determined that it would result in no new impacts other than those previously identified in the certified Environmental Impact Report. Staff has determined this proposed relocation to be in substantial conformance with the previously adopted Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse Number 2010092074) for the Dry Creeks Subdivision Project. Therefore, pursuant to Section 15162 of the *State CEQA Guidelines*, no additional review under the California Environmental Quality Act is required.

Staff contact person: Quincy Yaley

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: 3/14/2025



County of Tuolumne, CA

\$100.00 Paid

Via Check #2377

Note: Notice of Determination - emergency generator

Thanks for using the online service center

FG-25-9

Fish and Wildlife Receipting

Valley Vista LLC

April 9, 2025

| | |
|--------------------|----------|
| Administration Fee | \$100.00 |
| Total paid | \$100.00 |



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Receipt number #9515



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 55 — 05/07/2025 — 014
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|--|-------------------|--------------------|
| LEAD AGENCY Tuolumne County Community Development | LEAD AGENCY EMAIL | DATE 05/07/2025 |
|--|-------------------|--------------------|

| | |
|---|-----------------|
| COUNTY/STATE AGENCY OF FILING Tuolumne | DOCUMENT NUMBER |
|---|-----------------|

PROJECT TITLE
 Valley Vista

| | | |
|--|-------------------------|---------------------|
| PROJECT APPLICANT NAME Valley Vista | PROJECT APPLICANT EMAIL | PHONE NUMBER () |
|--|-------------------------|---------------------|

| | | | |
|---|----------------|-------------|-------------------|
| PROJECT APPLICANT ADDRESS 477 Baretta Street | 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:

| | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 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 | | \$ | 100.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

Cash Credit Check Other **TOTAL RECEIVED \$ 100.00**

| | |
|--|--|
| SIGNATURE X Taryn Vanderpan <small>Digitally signed by Taryn Vanderpan Date: 2025.05.07 11:07:00 -07'00'</small> | AGENCY OF FILING PRINTED NAME AND TITLE Taryn Vanderpan, Administrative Technician II |
|--|--|



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) 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