



OFFICE OF  
ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP  
Environmental Coordinator

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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: Sierra Nevada Engineering and Design  
18898 Plum Industrial Court  
Sonora, CA 95370

PROJECT  
DESCRIPTION: Conditional Use Permit CUP22-001 proposes the development of a mini-storage facility, a leasing office with an attached coffee shop with a drive thru, a roof-mounted solar array, universal vehicle charging stations, associated parking, landscaping, fencing, and a stormwater retention pond.

LOCATION: West of the intersection of State Highway 120 and Deer Flat Road, in the community of Groveland, Tuolumne County. APNs: 066-070-014. Coordinates: 37.8368, -120.237385. Township/Range/Section: 1S/16E/20, Mount Diablo Baseline and Meridian. USGS Quad: Groveland

COUNTY: Tuolumne

LEAD  
AGENCY: Tuolumne County

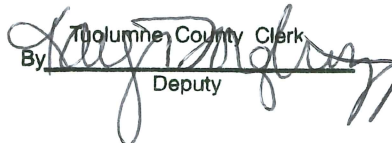
CONTACT  
PERSON: Taryn Vanderpan

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ADDRESS: [cdd@tuolumnecounty.ca.gov](mailto:cdd@tuolumnecounty.ca.gov)

Filed

MAR 04 2026

By   
Tuolumne County Clerk  
Deputy

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 Friday, 8:00 a.m. to 4:00 p.m. at the following address:

Tuolumne County Community Development Department  
A.N. Francisco Building, 4<sup>th</sup> Floor  
48 Yaney Avenue  
Sonora, CA 95370

PUBLIC REVIEW PERIOD: Begins: March 12, 2026 Ends: April 13, 2026

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  
Planning Division  
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.

  
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Roger Root  
Environmental Coordinator  
County of Tuolumne

3/4/24  
\_\_\_\_\_  
Date