



OFFICE OF ENVIRONMENTAL COORDINATOR

Roger Root, Interim CDD
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.taolumnecounty.ca.gov

PROJECT: Conditional Use Permit CUP22-001

**PROJECT
PROPOSERS:** Highway 120 Storage LP

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

**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. Approval of the Mitigated Negative Declaration for Conditional Use Permit CUP22-001.

STATE CLEARINGHOUSE NUMBER: 2026030505

The **Community Development Department Director** for the County of Tuolumne on **July 23, 2026**, 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 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 15091 of the State CEQA Guidelines.
7. A Negative Declaration was adopted on July 16, 2026, for CUP22-001. Because the project will have no additional significant adverse effects beyond those previously identified and mitigated in the Negative Declaration adopted on July 16, 2026, no additional environmental review under CEQA is required for CUP22-001, pursuant to Section 15162 of the *State CEQA Guidelines*.

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 project documents referenced in the Mitigated Negative Declaration for the proposal described above, is available to the General Public in the Community Resources Agency, Monday through Friday, 8:00 a.m. to 4:00 p.m., Fourth Floor, A. N. Francisco Building, 48 Yaney Avenue, Sonora, California.



Roger Root
Environmental Coordinator



Date



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

55 — 07/29/2026 — 025

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

County of Tuolumne

LEAD AGENCY EMAIL

DATE

07/29/2026

COUNTY/STATE AGENCY OF FILING

Tuolumne

DOCUMENT NUMBER

PROJECT TITLE

Conditional Use Permit CUP22-001

PROJECT APPLICANT NAME

Sierra Nevada Engineering & Design

PROJECT APPLICANT EMAIL

PHONE NUMBER

()

PROJECT APPLICANT ADDRESS

P.O. Box 3188

CITY

STATE

ZIP CODE

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ [7] Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	3,043.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	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
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☒ County documentary handling fee		\$	100.00
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☐ Other		\$	
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PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 3,143.75

SIGNATURE

Taryn

X Vanderpan

Digitally signed by Taryn
Vanderpan
Date: 2026.07.29
09:20:15 -07'00'

AGENCY OF FILING PRINTED NAME AND TITLE

Taryn Vanderpan, Planner II



County of Tuolumne, CA

\$3,238.74 Paid

Via Credit Card

Benjamin Nelson
March 25, 2026

Permit Fee	\$3,143.75
HCUP-22-1 - Historic Conditional Use Permit	
Negative Declaration Fee	\$3,043.75
Administrative Fee	\$100.00

Processing fee \$94.99

Total paid **\$3,238.74**



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