

Notice of Determination

Appendix D

To: [x] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

[x] County Clerk
County of: Tuolumne
Address: 2 S. Green Street Sonora, CA 95370

From: Public Agency: City of Sonora
Address: 94 N. Washington Street Sonora, CA 95370
Contact: Tyler Summersett
Phone: 209.532.3508 ext 2

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Filed

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: Development Agreement- Cuesta Heights Tentative Subdivision Map

Project Applicant: SV 110, LLC

Project Location (include county): Sonora, Tuolumne County

Project Description:

Tuolumne County Clerk
By [Signature] Deputy

The Project is a residential subdivision of approximately 20.76 acres near the intersection of Shaws Flat and Roble Road. The Tentative Map consists of forty-six (46) residential lots and required subdivision improvements, including roadways, utilities, and landscaping. Development is anticipated to occur in three (3) phases. A Development Agreement was approved by the City Council extending the life of the Tentative Map. Findings were made in the project record of the Development Agreement pursuant to

This is to advise that the City of Sonora has approved the above ( [x] Lead Agency or [ ] Responsible Agency )

described project on April 6, 2026 and has made the following determinations regarding the above described project. (date)

- 1. The project [ ] will [x] 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. [x] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [x] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [ ] was not adopted for this project.
6. Findings [x] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

www.sonoraca.com - see "City Council Agenda", and on file with the Community Development Departm

Signature (Public Agency): Tyler Summersett Title: Community Development Director

Date: 4/7/2026 Date Received for filing at OPR:



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

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

Print

StartOver

Save

RECEIPT NUMBER: 55 — 04/14/2026 — 014
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: City of Sonora
LEAD AGENCY EMAIL
DATE: 04/14/2026

COUNTY/STATE AGENCY OF FILING: Tuolumne
DOCUMENT NUMBER

PROJECT TITLE: Development Agreement - Cuesta Heights Tentative Subdivision Map

PROJECT APPLICANT NAME: City of Sonora
PROJECT APPLICANT EMAIL
PHONE NUMBER: (209) 532-3508 x 2

PROJECT APPLICANT ADDRESS: 94 N. Washington Street
CITY: Sonora
STATE: CA
ZIP CODE: 95370

PROJECT APPLICANT (Check appropriate box)
[checked] Local Public Agency [ ] School District [ ] Other Special District [ ] State Agency [ ] Private Entity

CHECK APPLICABLE FEES:

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

PAYMENT METHOD:

Cash [ ] Credit [checked] Check [ ] Other [ ] TOTAL RECEIVED \$ 100.00

SIGNATURE: X Taryn Vanderpan
AGENCY OF FILING PRINTED NAME AND TITLE: Taryn Vanderpan, Administrative Technician II



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

**NOTICE**

Each project applicant shall remit to the county clerk the environmental document 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 document 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 document 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 environmental document filing fee cash receipt to project applicant.
- Attach copy of environmental document filing fee cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail environmental document filing fee 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. 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 document filing fee is due)*.

**Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))**

- Issue environmental document filing fee cash receipt to project applicant.
- Attach copy of environmental document filing fee cash receipt to NOE *(no environmental document filing fee is due)*.

**Within 30 days after the end of each month in which the environmental document 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 submit the documents below to CDFW on a monthly basis by mail or CDFW's File Transfer Portal (see below):**

- A photocopy of the monthly State of California Form No. CA25 (TC31)
- CDFW/ASB copies of all cash environmental document filing fee 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 and NOEs 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 and NOE has been filed. If this information is contained on the environmental document filing fee 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 a copy of the environmental document filing fee cash receipt and 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.**

For access to CDFW's File Transfer Portal, submit email to [CEQA@wildlife.ca.gov](mailto:CEQA@wildlife.ca.gov) (Subject line: [County name] FTP account).

**Mail to:**

California Department of Fish and Wildlife  
 Accounting Services Branch  
 P.O. Box 944209  
 Sacramento, California 94244-2090



County of Tuolumne, CA

**\$103.98 Paid**

Via Credit Card ending in 5781

Tyler J Summersett  
April 14, 2026

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<b>Custom Payment</b>	<b>\$100.00</b>
FG-26-7 - Fish and Wildlife Receipting Administration Fee	\$100.00
<b>Processing fee \$3.98</b>	

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Total paid **\$103.98**

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Receipt number #15401