



# COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP  
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

## NOTICE OF APPLICATION AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

48 Yaney Avenue, Sonora  
Mailing: 2 S. Green Street  
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[www.tuolumnecounty.ca.gov](http://www.tuolumnecounty.ca.gov)

Date: September 27, 2021  
To: Interested Stakeholders and Agencies  
From: Tuolumne County Community Development Department  
RE: Application for Hidden Meadows Terrace  
Notice of Intent to Adopt a Mitigated Negative Declaration  
Assessor's Parcel Number: 44-420-37

Tuolumne County is the Lead Agency for the proposed project. In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the proposed project. The purpose of an IS/MND is to provide decision makers, public agencies, and the general public with an objective and informative document that facilitates a basic understanding of the proposed project and fully discloses the potential environmental effects associated with the proposed project, including direct, indirect, and cumulative environmental effects.

The Community Development Department thanks you for your participation in the land development process in Tuolumne County and values your comments.

We have received an application from Visionary Home Builders for the following:

Site Development Permit SDP21-008, General Plan Amendment GPA21-003, and Zone Change RZ21-010 to allow the development of an apartment complex, consisting of 72 units in four buildings, on a 5.93-acre site in the East Sonora portion of the unincorporated area. All units would be rented to lower-income family households meeting specific criteria. The project would include a community center with play areas and a sport court. The main access to the project would be provided from Greenley Road, with secondary access off Phoebe Lane. The project will require County approval of a General Plan Amendment to High Density Residential (HDR) and rezoning to R-3 (High Density Residential) along with site plan approval. The project will be connected to public water and public sewer.

The project site is undeveloped and located at 20080 Cedar Road North, at the intersection of Greenley Road and Cabezut Road. It is surrounded by urban development projects in the adjacent City of Sonora and the unincorporated community of Sonora. The site is bounded by Sonora Creek to the north, Cabezut Road to the south, Greenley Road to the west, and Cedar Road to the east. Existing development in the project vicinity is predominantly high-density residential and commercial offices. The County's Department of Social Services is located to the east across Cedar Road. The project site surrounds Adventist Hospice on three sides.

**SIGNIFICANT IMPACTS:** The IS/MND identifies potentially significant impacts in the following environmental issue areas: biological resources; cultural resources; noise; transportation, tribal cultural resources, and wildfire. All impacts would be reduced to less-than-significant levels with the implementation of the mitigation measures set forth in the IS/MND.

**HAZARDOUS MATERIALS/WASTE ON SITE:** The project site is not included on any sites listed on State data bases compiled pursuant to California Government Code Section 65962.5.

**DOCUMENT AVAILABILITY:** The IS/MND is available for review on the County's website at <https://www.tuolumnecounty.ca.gov/1396/Hidden-Meadows-Terrace> as well as at the Community Development Department located at 48 Yaney Avenue, Sonora, California, Monday through Thursday, from 8:30-Noon and 1:00 to 3:00 PM.

**PUBLIC REVIEW PERIOD FOR THE DRAFT IS/MND: October 1, 2021 through October 30, 2021.** All comments on the IS/MND must be received by the County no later than 3:00 PM on October 25, 2021 to be considered. Comments must be directed to:

Quincy Yaley, AICP, Tuolumne County Community Development Department  
48 Yaney Avenue  
Sonora, CA 95370

[gyaley@co.tuolumne.ca.us](mailto:gyaley@co.tuolumne.ca.us)  
(209) 533-5633

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COMMENTS (separate correspondence is accepted):

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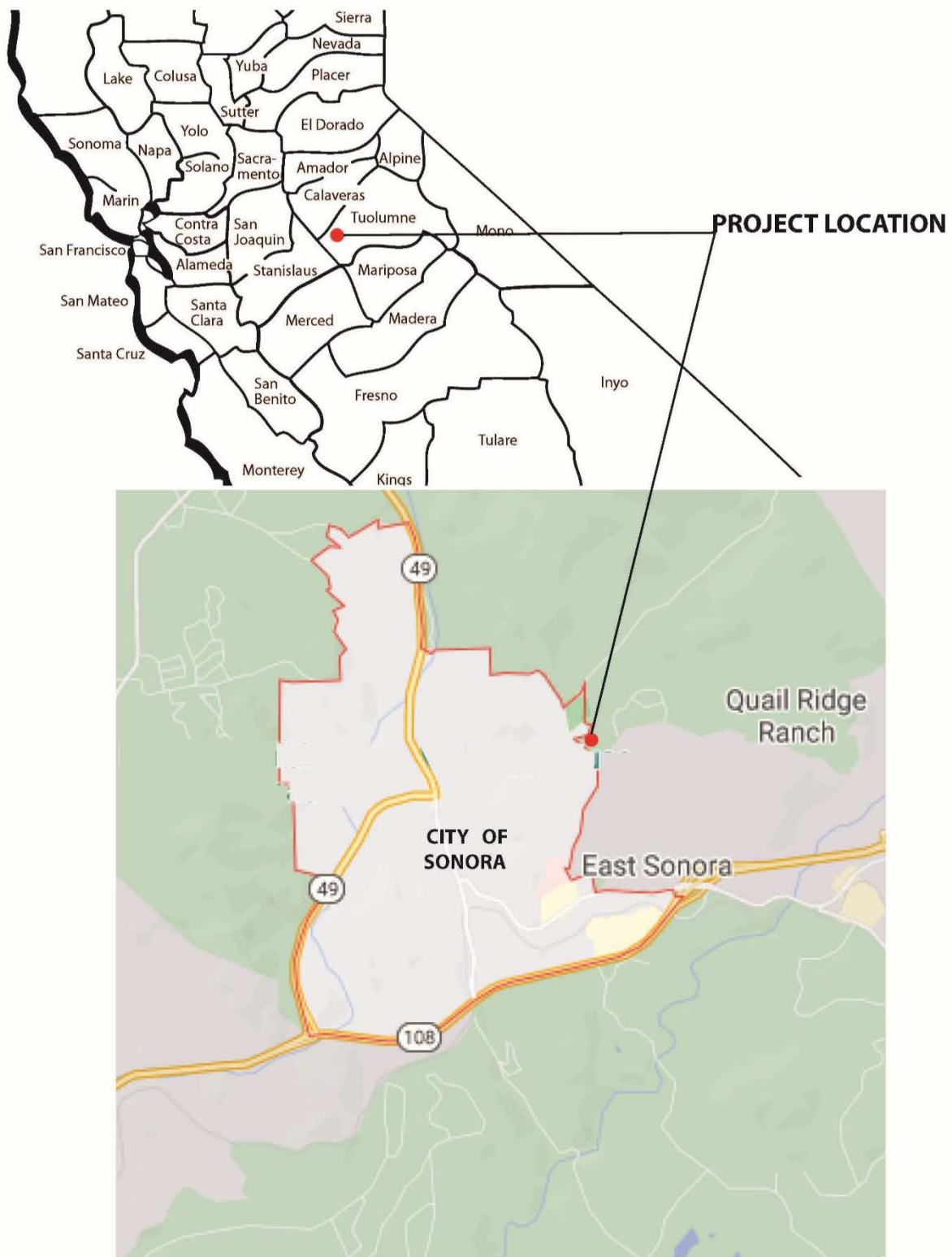
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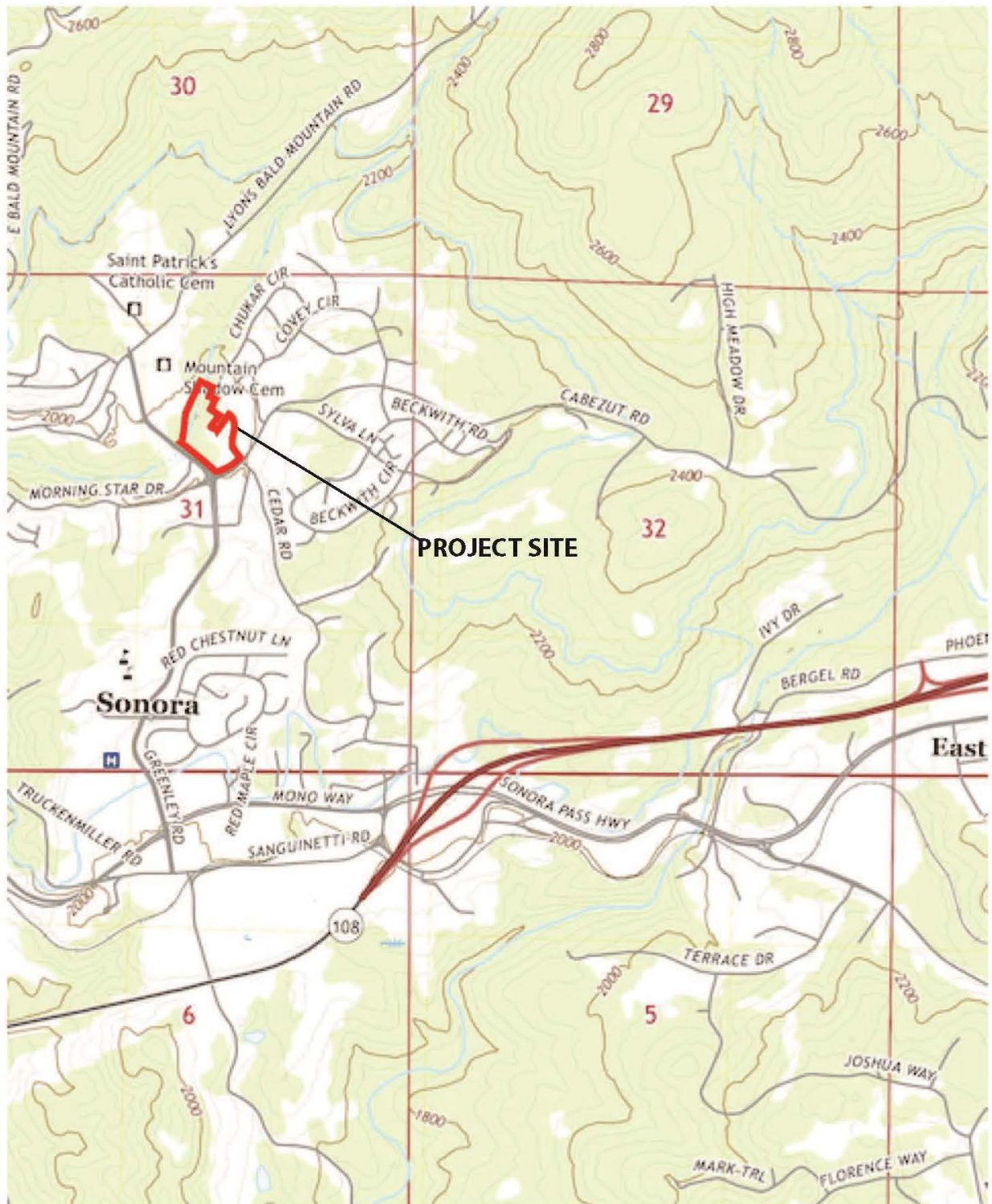
All property owners within 500 feet of the proposed project and agencies/organizations will be notified of future public hearings. Property owners do not need to request future notification. Please note that all comments received are included in the public record for the project.

Signed by: \_\_\_\_\_

Agency (if applicable): \_\_\_\_\_

Date: \_\_\_\_\_





**SOURCE:** USGS Quadrangle Map, Standard, CA T2N, R15E, Section 32





SOURCE: Google Earth





## PROJECT SUMMARY

### Site Data:

Gross Site Area: +/- 5.93 ac  
 Total Apartment Units: 72 units  
 Gross Density: 12.14 du/ac  
 Community Center +/- 6,000 sf  
 Parking 85 spaces (1.18 ratio)

\*NOTE: Project summary are preliminary and subject to refinement.

### APARTMENTS BUILDING TYPE A

- 3-story  
 - 12-plex  
 - 1 Plotted (#4)

### APARTMENTS BUILDING TYPE B

- 3-story  
 - 18-plex  
 - 2 Plotted (#2 & 3)

PROJECT ENTRY  
 - Gate

SPORTS COURT

TOT-LOT

COMMUNITY EVENT LAWN

SECONDARY ENTRY

SEASONAL WETLAND

### APARTMENTS BUILDING TYPE C

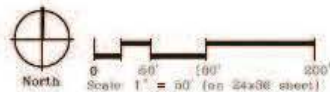
- 3-story  
 - 24-plex  
 - 1 Plotted (#1)

INTERMITTENT DRAINAGE

RIPARIAN WETLAND

### COMMUNITY CENTER

- 1 level  
 - Total +/- 6,000 sf.  
 - Leasing office, Office, Computer Labs,  
 Headstart day care



NOTE: Proposed property location, boundary lines, and shape of the parcel shown in this study are for graphic reference only and may be subject to change pending on owner's final surveying map.

VISIONARY HOME BUILDERS  
 Sacramento, CA.

CONCEPTUAL SITE PLAN - 72 Units

HIDDEN MEADOW TERRACE

SONORA, CA.



Figure 2-1  
 SITE PLAN



FRONT ELEVATION



PERSPECTIVE



RIGHT ELEVATION



Proposed 24-plex Apartment Building

A-4.2

Scale: 1/8" = 1'-0"

APARTMENT BUILDING - 24 PLEX

Figure 2-2A

REPRESENTATIVE ELEVATIONS





BACK ELEVATION



LEFT ELEVATION



VISIONARY HOME BUILDERS  
Sacramento, CA

A-4.3

Scale: 1/8" = 1'-0"

APARTMENT BUILDING - 24 PLEX  
**HIDDEN MEADOW TERRACE**  
SONORA, CA.

