



OFFICE OF ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP
Environmental Coordinator

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NOTICE OF DETERMINATION

PROJECT DESCRIPTION:

Zone Change RZ23-004 to:

1. Rezone a 1.37± acre parcel (APN 076-080-001) from RE-2:MX (Residential Estate Two Acre Minimum:Mobilehome Exclusion Combining) to RE-10:MX (Residential Estate Ten Acre Minimum:Mobilehome Exclusion Combining)
2. Rezone two portions of one 256.45± acre parcel (APN 071-320-025) as follows:

Parcel Information	GP/Zoning Before	GP/Zoning After
Central Portion (071-320-025) 253.69± Acres	General Plan: LR Zoning: AE-37	General Plan: LR Zoning: RE-10
North Portion (071-320-025) 3.16± Acres	General Plan: AG Zoning: AE-37	General Plan: AG Zoning: O

The proposed zone change is in advance of a proposed Lot Line Adjustment between APNs 076-080-001 and 071-320-025, whereby the north portion creates a 12.95± acre parcel and giving 1.37± acres to APN 071-320-025 by way of Lot Line Adjustment on the western boundary of APN 076-080-001.

PROJECT PROPONENT:

Diane and Orb Hatton, 4584 Penon Blanco Rd, Coulterville, CA 95311

PROJECT LOCATION:

The project site is located 1,200± feet southwest of a forked road intersection, in which Llanura Drive becomes Solambo Mine Road in the Lake Don Pedro subdivision. Within a portion of Sections 30 & 31, Township 2 South, and Range 15 East. Within Supervisorial District 4. Assessor's Parcel Numbers 076-080-001 & 071-320-025.

The Board of Supervisors for the County of Tuolumne on January 23, 2024, 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. On January 3, 2019, the Board of Supervisors certified an environmental impact report (EIR) for the Tuolumne County General Plan Update. The EIR for the General Plan Update was prepared as a program EIR under the provisions of Section 15168 of the *State CEQA Guidelines*. As a program EIR, the document adopted by the Board of Supervisors adequately addressed the potential environmental impacts associated with the comprehensive update of the County's constitution for growth including certain implementation activities and provided for streamlining of the environmental review process for projects proposed subsequent to the certification of the EIR. The proposed project entails rezoning the subject property consistent with the General Plan. The rezoning of parcels consistent with the General

Filed

JAN 30 2024


Tuolumne County Clerk
By *M. M. M. M.* Deputy

Plan was addressed in the EIR for the General Plan and, therefore, pursuant to Section 15152(e) of the *State CEQA Guidelines*, no additional review under the California Environmental Quality Act is required for the proposed zone change.

The project documents may be examined at the Tuolumne County Community Development Department.

The staff contact person is Clark Sintek.

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, is available to the general public in the Community Development Department, Monday through Thursday, 8:00 a.m. to 3:00 p.m., Fourth Floor, A. N. Francisco Building, 48 Yaney Avenue, Sonora, California.

Signature: 
QUINCY YALEY

Date: 1/25/2024

Quincy Yaley, AICP
Environmental Coordinator



State of California - Department of Fish and Wildlife
**2024 ENVIRONMENTAL DOCUMENT FILING FEE
 CASH RECEIPT**

DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
 55 — 01/30/2024 — 01
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Tuolumne County Community Development Department	LEAD AGENCY EMAIL	DATE 01/30/2024
COUNTY/STATE AGENCY OF FILING Tuolumne	DOCUMENT NUMBER	

PROJECT TITLE

Zone Change RZ23-004

PROJECT APPLICANT NAME Diane and Orb Hatton	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 5484 Penon Blanco Road	CITY Coulterville	STATE CA
		ZIP CODE 95311

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) | \$4,051.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> 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 | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Rachel Gummerson, CDD Administrative Technician
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Tuolumne County
Community Development Depart
Receipt

From: HATTON REZONE
Agent: RAGLAND, DAVID

Receipt #: 2023000840
Receipt Date: 03/08/2023

Address:

Comment: CHECK #6105, RZ23-004

Description	Base Fee	Qty	Amt Per Qty	Pay Mth	Line Total
Fish and Game Admin Fee	50.00			CHK	\$50.00

Total for: 2023000840 \$50.00