



# OFFICE OF ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP  
Environmental Coordinator

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## NOTICE OF EXEMPTION

**PROJECT TITLE:** Historic Conditional Use Permit LUNR-23-11

**PROJECT PROPONENT:** Paul Johnson  
10269 Donovan Street  
Jamestown, CA 95327

**LOCATION:** The project site is located at 10269 Donovan Street, approximately 254± feet east of the intersection of Main Street and Donovan Street in the community of Jamestown. The project site is located within a portion of Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian, and within Supervisorial District 5. Assessor's Parcel Number 003-210-031.

**COUNTY:** Tuolumne

**PROJECT DESCRIPTION:** Historic Conditional Use Permit LUNR-23-11 to allow development of a Single-Family Dwelling (SFD), an Accessory Dwelling Unit (ADU), a shed and a fence on a 2.85± acre parcel zoned M-U:D:H:MX (Mixed Use: Design Review: Historic :Mobilehome Exclusion Combining) district under Title 17 of the Tuolumne County Ordinance Code.

**APPROVING AGENCY:** Tuolumne County

Fileel

**EXEMPT STATUS** (check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption (Sec. 15303(a))


FEB 12 2024

Tuolumne County Clerk;  
By  Deputy

**RATIONALE FOR EXEMPTION:** After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the State CEQA Guidelines. The project consists of a single-family dwelling (SFD) and an accessory dwelling unit (ADU). One single-family residence, or a second dwelling unit in a residential zone and in an urbanized area, up to three single-family residences may be constructed or converted under this exemption. The MU zoning district is considered an urban designation in the Tuolumne County General Plan. All public services are readily available to serve the project. None of the exceptions to the use of a categorical exemption found in Section 15300.2 of the State CEQA Guidelines apply to this project.

**LEAD AGENCY CONTACT:** Jennifer Preston, Planner I

**TELEPHONE NUMBER:** (209) 533-5622

**Signature:**   
QuTncy Yaley Q Q I  
Environmental Coordinator

**Date:** 2-12-2024

QY:



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

**Print** **StartOver** **Save**

RECEIPT NUMBER:  
 55 — 02/08/2024 — 04  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Tuolumne County Community Development Department	LEAD AGENCY EMAIL	DATE 02/08/2024
COUNTY/STATE AGENCY OF FILING Tuolumne	DOCUMENT NUMBER	

PROJECT TITLE

**Historic Conditional Use Permit LUNR-23-1 1**

PROJECT APPLICANT NAME Paul Johnson	PROJECT APPLICANT EMAIL	PHONE NUMBER ( )
PROJECT APPLICANT ADDRESS 10269 Donovan Street	CITY Jamestown	STATE CA
		ZIP CODE 95327

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

H Exempt from fee

Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)

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 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 Administrative Technician (Rachel Gurness)
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County of Tuolumne, CA

**\$52.49 Paid**

**via Credit Card ending in 6366**

Thanks for using the Online Service Center

Paul Johnson  
LUNR Entitlement Process - General NEW #LUNR-  
23-11  
February 8, 2024

Administrative Fee	\$50.00
Processing Fee	\$2.49
<b>Total Paid</b>	<b>\$52.49</b>



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