



**OFFICE OF
ENVIRONMENTAL COORDINATOR**

Quincy Yaley, AICP
Environmental Coordinator

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.tuolumnecounty.ca.gov

NOTICE OF EXEMPTION

PROJECT TITLE: Conditional Use Permit LUNR-23-13

PROJECT PROPONENT: Lloyd Templeton
23074 Fuller Road, Units A & B
Twain Harte, CA 95383

LOCATION: The project site is located at 23074 Fuller Road, Units A & B, in the community of Twain Harte. Within a portion of Section 8, Township 2 North, Range 16 East Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 3. Assessor's Parcel Number 049-093-015.

COUNTY: Tuolumne

PROJECT DESCRIPTION: Conditional Use Permit LUNR-23-1 3 to allow the service of beer and wine at an establishment with outdoor seating within 200ft of a residential zone on a 0.38± acre parcel zoned C-1:D:MX (General Commercial: Design Control: Mobilehome Exclusion) under Title 17 of the Tuolumne Ordinance Code (TCOC).

APPROVING AGENCY: Tuolumne County

Filed

EXEMPT STATUS (check one)

- Ministerial (Sec. 21083, 21084; 15303(d))
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption (Sec. 15061(b)(3))
- Exemption (Sec.21083, 21084; 15303(d), 15304(a); 15304(b))

APR 17 2024

Tuolumne County Clerk
By [Signature]
Deputy

RATIONALE FOR EXEMPTION: After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that Conditional Use Permit LUNR-23-13 is categorically exempt from review under the California Environmental Quality Act pursuant to Section 15061 (b)(3) of the *State CEQA Guidelines* because the project is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. 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: Clark Sintek

TELEPHONE NUMBER: (209) 533-5614

Signature: [Signature]

Date: 4-16-2024

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

Print **StartOver** **Save**

RECEIPT NUMBER:
 55 — 04/17/2024 — 11
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Tuolumne County Community Development Department	LEAD AGENCY EMAIL	DATE 04/17/2024
COUNTY/STATE AGENCY OF FILING Tuolumne	DOCUMENT NUMBER	

PROJECT TITLE

Conditional Use Permit LUNR-23-13 Twain Harte Creamery

PROJECT APPLICANT NAME Lloyd Templeton	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 300-4237
PROJECT APPLICANT ADDRESS 23074 Fuller Road, Units A & B	CITY Twain Harte	STATE CA
		ZIP CODE 95383

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 EJ 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 |

- 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 | | \$ _____ | |
| <input checked="" type="checkbox"/> Other | | \$ _____ | 173.50 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ _____
 173.50

SIGNATURE: X	AGENCY OF FILING PRINTED NAME AND TITLE Rachel Gummerson, Administrative Technician
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County of Tuolumne, CA

Apr 17, 2024

LUNR-23-13

INTAKE REVIEW FEE

LUNR Entitlement Process - General NEW

Status: Paid

Became Active: Dec 20, 2023

Invoice: 408438

Completed: Dec 20, 2023

Applicant

Lloyd Templeton
lloydtempleton@gmail.com
24064 Broken Bit Rd
Sonora , Ca 95370
2093004237

Primary Location

23074 FULLER RD
TWIN HARTE, CA 95383

Owner:

SORENSEN, SANDRAYTR
3425 CHASE AVE MIAMI BEACH, FL 33140

Fees

Planning Intake Review Fee	\$173.50
Total Fees	\$173.50

Payments

Date	Method	Note	Amount
Dec. 20, 2023	Credit Card		\$173.50