



OFFICE OF
ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP
Environmental Coordinator

NOTICE OF EXEMPTION

Filed

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

PROJECT TITLE: Conditional Use Permit CUP23-004

PROJECT
PROPONENT: Friends of the Animal Community
17790 Yosemite Road
Sonora, CA 95370

MAY 22 2024

Till Tuolumne County Clerk
By_C *[Signature]*
Deputy

LOCATION: The project site is located at 17790 Yosemite Road, approximately 200± feet southwest of the intersection of Yosemite Road and Isom Road in the community of Sonora. Within a portion of Section 13, Township 1 North, Range 15 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 3. Assessor's Parcel Number 096-150-012.

COUNTY: Tuolumne

PROJECT
DESCRIPTION: Conditional Use Permit CUP23-004 to allow the development and operation of a 5,000± square foot, dog/cat rescue and kennel boarding facility on a 5.13± acre parcel zoned RE-5 (Residential Estate, Five Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code.

APPROVING
AGENCY: Tuolumne County

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. 15301; 15303; 15304)
- Exemption (Sec.21083, 21084; 15303(d), 15304(a); 15304(b))

RATIONALE FOR EXEMPTION: After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the Conditional Use Permit is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Sections 15301; 15303; 15304.

- Section 15301: Existing Facilities. The operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.
- Section 15303: New Construction or Conversion of Small Structures. The construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.
- Section 15304: Minor Alterations of Land. Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes.

- Section 15301

The project will utilize an existing driveway and single family home on the property, including the existing well and septic system. A caretaker will utilize the existing residential home, and existing landscaping, which includes the existing trees along Isom Road and decorative grass shrubs currently on the property, will be retained. Additionally, the property has been used as a horse boarding facility and the property has evidence of this activity with the existing fencing and barns on the site. The existing boarding structures are not appropriate for the proposed dog and cats, therefore a new building is needed to house these animals.

Under the permitted uses in the RE-5 zoning district, noise related to animals could be present, as general farming and ranching is a permitted uses, as well as agricultural processing. Noise levels on the site could be louder than a typical rural residential land use in the area depending on the type and number of animals on the site, or the type of agricultural processing facility. The proposed use will have the animals indoors in a cement building at night to reduce noise, which may not be the case with animals allowed under general farming or ranching, or an agricultural processing activity.

Because of the use of the existing structures, the past activities that have occurred on the site and the noise that could be generated by permitted land uses, the project is exempt pursuant to 15301 of the *State CEQA Guidelines*.

- Section 15303

The proposed kennel building is 5,000 square feet in size. The proposed building on the site and operation will not involve the use of significant amounts of hazardous substances, has all necessary public services and facilities available, and the surrounding area is not environmentally sensitive (see description of site and ephemeral drainage in Finding D above). The building is not for a commercial use rather a non-profit use, and is different from a typical commercial land use in the County, such as a store, motel, restaurant, or office, as customers will not freely come and go from the site as appointments will be required.

There are no hazardous substances involved in the operation of the kennel. The only public facility that serves the property is electricity from PG&E, which is needed to operate this use. Other public services providers have not indicated they are unable to serve the site. The site is not environmentally sensitive and has been impacted due to past agricultural operations on the property. The habitats found within the project site are third and fourth priority habitats, which have a relatively low value to wildlife.

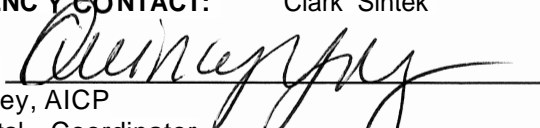
Because the project includes the construction of a new small structure, it is exempt pursuant to 15303 of the *State CEQA Guidelines*.

- Section 15304

Slopes on the site in the area of the proposed building do not exceed ten percent. Minor earth moving will occur in the area where the building is proposed for construction, which is not in the area where the intermittent drainage is located (See Finding D above). The remainder of the site will be left with the existing grades/topography.

LEAD AGENCY CONTACT: Clark Sintek

TELEPHONE NUMBER: (209) 533-5614

Signature: 
Quincy Yaley, AICP
Environmental Coordinator

Date: 5/22/24



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 — 05/22/2024 — 18
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Tuolumne County Community Development Department	LEAD AGENCY EMAIL	DATE 05/22/2024
COUNTY/STATE AGENCY OF FILING Tuolumne	DOCUMENT NUMBER	

PROJECT TITLE

Conditional Use Permit CUP23-004

PROJECT APPLICANT NAME Friends of the Animal Community	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 17790 Yosemite Road	CITY Sonora	STATE CA
		ZIP CODE 95370

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ _____ 000
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____ 000
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ _____ 000
- 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 \$ _____ OOP
- County documentary handling fee \$ _____ 50.00
- Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Administrative Technician
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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

NOTICE

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

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

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

Within 30 days after the end of each month in which the environmental 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 mail the following documents to CDFW on a monthly basis:

- S A photocopy of the monthly State of California Form No. CA25 (TC31)
- S CDFW/ASB copies of all cash receipts (including all voided receipts)
- 'Z A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- S A copy of all NODs filed with the county during the preceding month
- v' A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the 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 two copies of the cash receipt (for lead agency and county clerk) and a copy of 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.

Mail to:

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

Tuolumne County
Community Development Depart
Receipt

From: Friends of the Animal Community
Agent: JOSEPH PLUIM

Receipt #: 2023000675
Receipt Date: 02/13/2023

Address :

Comment: SDP23-001 Dog & Cat Rescue

Description	Base Fee	Qty	Amt Per Qty	Fay Mth	Line Total
Site Development Exempt Permit # SDP23-001	3,421.75			cc	\$3,421.75
Fish and Game Admin Fee	50.00			cc	\$50.00

Total for: 2023000675

\$3,471.75