



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: Zone Change LUNR-23-12

PROJECT PROponent: Matthew Yaden 15500 Jacksonville Rd Jamestown, CA, 95370

LOCATION: The project site is located at 15500 Jacksonville Road, in the community of Jamestown. Within a portion of Section 35, Township 1 North, Range 14 East Mount Diablo Baseline and Meridian. The project site is located within Supervisorial Districts 4 and 5. Assessor's Parcel Numbers 059-600-001 and 059-290-066.

COUNTY: Tuolumne

PROJECT DESCRIPTION: Ordinance for Zone Change LUNR-23-12 to rezone a 44.3 acre parcel (APN 059-290-066) from RE-2 (Residential Estate, Two Acre Minimum) and A-10 (General Agricultural, Ten Acre Minimum) to RE-10 (Residential Estate, Ten Acre Minimum) and to rezone a 7.2 acre parcel (APN 059-600-001) from AE-37 (Exclusive Agricultural, Thirty-Seven Acre Minimum) to RE-10 under Title 17 of the Tuolumne County 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))
X Categorical Exemption (Sec. 15061(b)(3))
Exemption (Sec.21083, 21084; 15303(d), 15304(a); 15304(b))

AUG 23 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 the Zone Change is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines because the activity is covered by the general rule 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. The project would rezone the entirety of two parcels currently zoned RE-2, A-10, and AE-37 to RE-10 under Title 17 of the Tuolumne County Ordinance Code (TCOC). The Zone Change is proposed to facilitate a Lot Line Adjustment to adjust property boundaries between two legal parcels. This would not result in an increased development potential of either parcel and there would be no increase in the number of parcels. No development is proposed. None of the exceptions listed in Section 15300.2 apply to this project.

LEAD AGENCY CONTACT: Clark Sintek

TELEPHONE NUMBER: (209) 533-5614

Signature: Quincy Yaley, AICP Environmental Coordinator

Date: August 22, 2024



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 — 08/26/2024 — 035  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|  |                   |                    |
|--|-------------------|--------------------|
| LEAD AGENCY<br>Tuolumne County Community Development Dept. | LEAD AGENCY EMAIL | DATE<br>08/26/2024 |
| COUNTY/STATE AGENCY OF FILING<br>Tuolumne                  | DOCUMENT NUMBER   |                    |

PROJECT TITLE

Zone Change LUNR-23-12

|  |                         |                                |
|--|-------------------------|--------------------------------|
| PROJECT APPLICANT NAME<br>Matthew Yaden              | PROJECT APPLICANT EMAIL | PHONE NUMBER<br>(209) 533-5633 |
| PROJECT APPLICANT ADDRESS<br>15500 Jacksonville Road | CITY<br>Jamestown       | STATE<br>CA                    |
|  |                         | ZIP CODE<br>95370              |

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 |
| <br>  |            |    |      |
| <input checked="" 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<br> Taryn Vanderpan<br><small>Digitally signed by Taryn Vanderpan<br/>       Date: 2024.08.26 10:51:48 -07'00'</small> | AGENCY OF FILING PRINTED NAME AND TITLE<br>Taryn Vanderpan, Administrative Technician II |
|---|--|





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:**

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ 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



County of Tuolumne, CA

**\$3,681.50 Paid**

via Check #760

Thanks for using the Online Service Center

Matthew Yaden

LUNR Entitlement Process - General NEW #LUNR-

23-12

January 22, 2024

|                                |                   |
|--------------------------------|-------------------|
| Zone Change - Exempt from CEQA | \$3,631.50        |
| Administrative Fee             | \$50.00           |
| <b>Total Paid</b>              | <b>\$3,681.50</b> |



Powered by the ViewPoint Cloud platform

Receipt number #1549