



OFFICE OF
ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP
Environmental Coordinator

48 W. Yaley 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: LUNR-23-7 General Plan Amendment, Zone Change, and Ag Preserve Alteration

PROJECT
PROPONENT: James and Eileene Dambacher
22394 Lyons Bald Mountain Road
Sonora, CA 95370

LOCATION: 22394 Lyons Bald Mountain Road, Sonora, Tuolumne County, CA. Assessor's Parcel
Numbers 085-280-007 and 085-050-025.

PROJECT
DESCRIPTION: 1. Resolution for a General Plan Amendment to amend the land use designation of a
5.17± acre parcel (085-280-007) from Rural Residential (RR) to Agricultural (AG) and
5.17± acres of a 61.2± acre parcel (085-050-025) from Agricultural (AG) to Rural
Residential (RR) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

2. Ordinance for Zone Change LUNR 23-7 to rezone a 5.17± acre parcel from
Residential Estate, Five Acre minimum (RE-5) to Exclusive Agricultural, 37 acre
minimum (AE-37), and 5.17± acres of a 61.2± acre parcel from Exclusive Agricultural,
37 acre minimum (AE-37) to Residential Estate, five acre minimum (RE-5), and to
add the Agricultural Preserve (:AP) Combining District to the new boundary of APN
085-050-025 under Title 17 of the TCOC.

3. Agricultural Preserve Alteration AP24-001 to amend the boundaries of Agricultural
Preserve 164 with no net change in acreage.

The parcels are zoned RE-5 (Residential Estate, Five Acre minimum) and AE-37
(Exclusive Agricultural, 37 acre minimum) and have Rural Residential (RR) and
Agricultural (AG) General Plan land use designations.

APPROVING
AGENCY: Tuolumne County Board of Supervisors

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. 15061(b)(3))
 Exemption (Sec. 21080.05)

Filed

MAR 24 2025

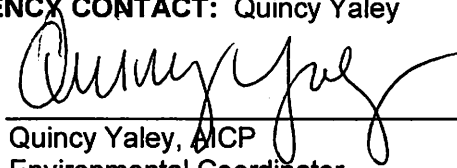
Tuolumne County Clerk
By 
Deputy

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 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 General Plan Amendment and Zone Change is proposed to facilitate a Lot Line Adjustment to adjust property boundaries between two legal parcels. There would be no increase in the number of parcels or change in size of either parcel. There would not be a change in the development potential of either parcel or a change in allowable uses of either parcel. No development is proposed. The Agricultural Preserve Alteration would not change the net acreage of Preserve 164. The :AP zoning would further restrict uses on the parcel. None of the exceptions listed in Section 15300.2 apply to this project.

LEAD AGENCY CONTACT: Quincy Yaley

TELEPHONE NUMBER: (209) 533-5633

Signature:



Quincy Yaley, MCP
Environmental Coordinator

Date:

3/24/20



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 55 — 03/24/2025 — 011
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Tuolumne County Community Development Dept	LEAD AGENCY EMAIL	DATE 03/24/2025
COUNTY/STATE AGENCY OF FILING Tuolumne	DOCUMENT NUMBER	

PROJECT TITLE

LUNR-23-7 - General Plan Amendment, Zone Change, and Ag Preserve Alteration

PROJECT APPLICANT NAME James and Eileene Dambacher	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 22394 Lyons Bald Mountain 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:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 0.00 |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input checked="" 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 Taryn Vanderpan <small>Digitally signed by Taryn Vanderpan Date: 2025.03.24 08:53:10 -07'00'</small>	AGENCY OF FILING PRINTED NAME AND TITLE Taryn Vanderpan, Administrative Technician II
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State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT

DFW 753.5a (REV. 01/01/25) 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

\$50.00 Paid

Via Check #6151

Thanks for using the online service center

LUNR-23-7

LUNR Entitlement Process - General NEW

David H. Ragland

December 12, 2023

Zone Change - Exempt from CEQA (50%)	\$1,902.50
General Plan Amendment - Exempt from CEQA (50%)	\$1,902.50
Administrative Fee	\$50.00
Processing Fee	\$0.00
<hr/>	
Total paid	\$50.00



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Receipt number #1237