



OFFICE OF ENVIRONMENTAL COORDINATOR

NOTICE OF EXEMPTION

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 LUNR-24-32

**PROJECT
PROPONENT:** Barry and Rebecca Dodd
7885 Mesa Drive
Simi Valley, CA 93063
Phone: 818-317-3822

LOCATION: The project site is located at 14660 Jacksonville Road approximately 0.74± miles northwest of the intersection of Jacksonville Road and Lulu Mine Road. The project fronts Jacksonville Road and is 4.8± miles south of the Community of Jamestown. Within a portion of Section 14, Township 1 South, Range 14 East Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 4. Assessor's Parcel Numbers: 064-030-026, 064-030-042 and 064-030-044.

COUNTY: Tuolumne

**PROJECT
DESCRIPTION:** Conditional Use Permit LUNR-24-32 to allow the construction of 9,943± square feet of mini-storage facilities consisting of four (4) one-story structures and associated outdoor storage of Recreational Vehicles and Boats on one parcel totaling 5.0± acres zoned C-S (Special Commercial) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

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

Filed

JUN 18 2026

d'Iyrypne nty Clerk

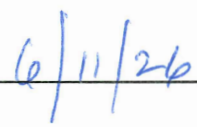
By - 1 Deputy

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 15303(c) of the State CEQA Guidelines. This section applies to the construction of small commercial structures not exceeding 10,000 square feet in areas where public services are available, and the site is not environmentally sensitive. The proposed mini-storage facility totals approximately 9,943 square feet and is consistent with the site's zoning and General Plan designation. The project does not involve significant hazardous substances and is located on a site that is not environmentally sensitive. Therefore, the project qualifies for the Class 3 categorical exemption under CEQA Guidelines Section 15303(c). The exceptions to categorical exemptions listed in Section 15300.2 of the State CEQA Guidelines have been reviewed, including scenic highways, hazardous waste sites, unusual circumstances, cumulative impacts, and historical resources. None of these exceptions applies to the project.

LEAD AGENCY CONTACT: Cheydi Smith

TELEPHONE NUMBER: (209) 533-5613

Signatures  _____
Roger Root
Interim Community Development Department Director

Date:  _____



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

55 — 06/11/2026 — 019

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

Tuolumne County

LEAD AGENCY EMAIL

DATE

06/11/2026

COUNTY/STATE AGENCY OF FILING

Tuolumne

DOCUMENT NUMBER

PROJECT TITLE

Conditional Use Permit LUNR-24-32

PROJECT APPLICANT NAME

Barry and Rebecca Dodd

PROJECT APPLICANT EMAIL

PHONE NUMBER

(818)317-3822

PROJECT APPLICANT ADDRESS

7885 Mesa Drive

CITY

Simi Valley

STATE

CA

ZIP CODE

93063

PROJECT APPLICANT (Check appropriate box)☐ Local Public Agency☐ School District☐ Other Special District☐ State Agency☒ [7] Private Entity**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	0.00

☒ 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	\$	0.00
☒ County documentary handling fee		\$	100.00
☐ Other		\$	

PAYMENT METHOD:☐ Cash ☐ Credit ☐ Check ☐ Other**TOTAL RECEIVED** \$ 100.00

SIGNATURE

Taryn

X Vanderpan

Digitally signed by Taryn
Vanderpan
Date: 2026.06.18
10:06:55 -07'00'

AGENCY OF FILING PRINTED NAME AND TITLE

Taryn Vanderpan, Planner II



County of Tuolumne, CA

\$3,982.00 Paid

Via Check #1833

Note: LUNR-24-32

Rebecca Dodd
January 24, 2025

Permit Fees/NOE Fee	\$3,982.00
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LUNR-24-32 - LUNR Entitlement Process - General NEW

Conditional Use Permit - Exempt from CEQA	\$3,882.00
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Administrative Fee	\$100.00
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No processing fees

Total paid	\$3,982.00
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Receipt number #7725