OFFICE OF ENVIRONMENTAL COORDINATOR

Tamera Blankenship
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)

NOTICE OF EXEMPTION

PROJECT TITLE: Zone Change, Agricultural Preserve Alteration, and Williamson Act Contract LUNR-26-3

PROJECT PROPONENT: Matthew Roberson
718 University Ave Ste 116
Los Gatos, CA 95032

LOCATION: The project site is located at 27077 Cooperstown Road, approximately 2.5 miles north of the intersection of State Route 132 and La Grange Road, along the Tuolumne and Stanislaus County line. The site is within portions of Section 36, Township 2 South, Range 13 East, and Section 1, Township 3 South, Range 13 East, Mount Diablo Base and Meridian, within Supervisorial District 4. Assessor's Parcel Numbers 063-260-009, 071-060-041, 071-060-042, 071-060-043, and 071-060-044.

COUNTY: Tuolumne

PROJECT DESCRIPTION: LUNR-26-3 for the following:

1. Rezone APNs 071-060-041, 071-060-042, 071-060-043, and 071-060-044 from Exclusive Agricultural, 37-Acre Minimum with the Agricultural Preserve Combining District (AE-37:AP) to Exclusive Agricultural, 37-Acre Minimum (AE-37).
2. Amend Agricultural Preserve 71-5 by removing APNs 071-060-041, 071-060-042, 071-060-043, and 071-060-044, totaling approximately 174.26 acres.
3. Rescind existing Williamson Act Contract 05WA-63 and execute new Williamson Act Contract LUNR-26-3 on the 407.98-acre parcel, APN 063-260-009, zoned AE-37:AP, pursuant to Tuolumne County Resolution No. 106-04.

AGENCY: Tuolumne County

Filed

OCT 09 2026

Tuolumne County Clerk
By _____ Deputy

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. 15317)
- Exemption (State CEQA Guidelines Sec.15061(b)(3))

scDDC

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. The project consists of a Zone Change to remove the Agricultural Preserve Combining District (:AP) from four parcels, an amendment to Agricultural Preserve 71-5, rescission of Williamson Act Contract 05WA-63, and execution of Williamson Act Contract LUNR-26-3 forthe retained parcel. The project does not authorize new development, change the underlying General Plan land use designation or AE-37 zoning district, expand the existing agricultural operation, or result in physical changes to the environment. Therefore, it can be seen with certainty that the project cannot have a significant effect on the environment.

LEAD AGENCY CONTACT: Taryn Vanderpan **TELEPHONE NUMBER:** (209) 533-5633

Signature: Tamera Blankenship Digitally signed by Tamera Blankenship DN: cn=Tamera Blankenship, c=US, o=Tuolumne County Transportation Council, email=tblankenship@co.tuolumne.ca.us Date: 2026.10.09 06:04:42 -07'00' **Date:** October 9, 2026

Tamera Blankenship, Environmental Coordinator

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— 10/09/2026 — 038

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEADAGENCY EMAIL	DATE
Tuolumne County		10/09/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Tuolumne	

PROJECT TITLE

Zone Change, Agricultural Preserve Alteration, and Williamson Act Contract LUNR-26-3

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
Matthew Roberson		( )

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
718 University Ave. Ste 116	Los Gatos	CA	95032

PROJECT APPLICANT ***(Check appropriate box)***

|_| Local Public Agency |_| School District |_| Other Special District 0 State Agency [T] 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

0 Exempt from fee

0 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
0 County documentary handling fee		$	100.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit 0 Check ☐ Other **TOTAL RECEIVED** $ 100.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
Veronica Delcid Digitally signed by Veronica Delcid Development Department, ou=Planning email=vdelcid@co.tuolumne.ca.us	Veronica M Delcid

ORIGINAL - PROJECT APPLICANT | COPY-CDFW/ASB | COPY -LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)

County of Tuolumne, CA

$5,993.25 Paid

Via Check #0251

Note: Application Fee and Filing Fee for LUNR-26-3

Clarence H. Bosman

February 13, 2026

Permit Fees/NOE Fee	**$5,993.25**
LUNR-26-3 - LUNR Entitlement Process - General NEW	
Administrative Fee	$100.00
Williamson Act Contracts	$5,893.25

No processing fees

Total paid $5,**993.25**

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Receipt number #14439