



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 LUNR-26-9

PROJECT
PROPONENT: Dave Ragland
19545 Rogers Road
Sonora, CA 95370

LOCATION: The project site is at 21901 Parrotts Ferry Road, within a portion of Section 23, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 033-032-004.

COUNTY: Tuolumne

PROJECT
DESCRIPTION: LUNR-26-9 for the following:

Rezone approximately 1,55± acres from Medium Density Residential: Design Review Combining: Mobilehome Foundation Combining: Airport Combining (R-2:D:MX:AIR) District to Multiple Family Residential: Design Review Combining: Mobilehome Foundation Combining: Airport Combining (R-3:D:MX:AIR) District to facilitate Lot Line Adjustment T-26-5. The Lot Line Adjustment would reconfigure four existing parcels into three resulting parcels and is being processed separately by the Tuolumne County Survey Division. No new development is proposed.

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

Filed

OCT 09 2026

By Tuolumne County Clerk

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 it can be seen with certainty that there is no possibility that the proposed action may have a significant effect on the environment. The project consists of a Zone Change to rezone approximately 1,55± acres from R-2:D:MX:AIR to R-3:D:MX:AIR to facilitate Lot Line Adjustment T-26-5. The Lot Line Adjustment would reconfigure four existing parcels into three resulting parcels. No grading, construction, expansion of existing development, or other physical changes to the environment are proposed as part of this application. Any future development of the property would be subject to separate County review and environmental review, as required.

LEAD AGENCY CONTACT: Taryn Vanderpan

TELEPHONE NUMBER: (209) 533-5633

Digitally signed by Tamera Blankenship
o=Tuolumne County Transportation

Digitally signed by Tamera Blankenship
o=Tuolumne County Transportation

Signature: Blankenship
Tamera Blankenship, Environmental Coordinator

Date: October 9, 2026



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 — 037

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

Tuolumne County

LEAD AGENCY EMAIL

DATE

10/09/2026

COUNTY/STATE AGENCY OF FILING

Tuolumne

DOCUMENT NUMBER

PROJECT TITLE

Zone Change LUNR-26-9

PROJECT APPLICANT NAME

Dave Ragland

PROJECT APPLICANT EMAIL

PHONE NUMBER

()

PROJECT APPLICANT ADDRESS

19545 Rogers Road

CITY

Sonora

STATE

CA

ZIP CODE

95370

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency☐ School District☐ Other Special District☐ [2] 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

☐ 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

X

Veronica
DelcidDigitally signed by Veronica Delcid
DN: cn=Veronica Delcid, c=US,
o=Tuolumne County Community
Development Department, ou=Planning
Department,
email=vdeldid@co.tuolumne.ca.us
date=2026.10.09.14.17.00

AGENCY OF FILING PRINTED NAME AND TITLE

Veronica M Delcid



County of Tuolumne, CA

\$8,317.50 Paid

Via Cash

May 20, 2026

Permit Fees/NOE Fee	\$8,317.50
LUNR-26-9 - LUNR Entitlement Process - General NEW	
Administrative Fee	\$100.00
General Plan Update Fee	\$5.00
General Plan Implementation Fee	\$5.00
Zone Change - Exempt from CEQA	\$8,207.50

No processing fees

Total paid **\$8,317.50**



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Receipt number #15919