



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: General Plan Amendment and Zone Change LUNR-25-27

**PROJECT
PROPONENT:** T Five Standard LLC
Guy Martin
209-743-7881

LOCATION: The project site is located at the northwest intersection of Standard Road and Mono Way and southwest of the intersection of Mono Way and Cavalieri Road within the community of East Sonora. Assessor's Parcel Number (APN): 043-133-015, -016, 043-132-022, -035, -051 and -052.

COUNTY: Tuolumne

**PROJECT
DESCRIPTION:** LUNR-25-27 for the following:

1. Resolution for a General Plan Amendment to amend the land use designation of four parcels as follows:

APN	Acreage	Existing GP	Proposed GP
043-133-015	.30±	No GP Designation	General Commercial (GC)
043-133-016	.64±	Public (P)	GC
043-132-051	.12±	Low Density Residential (LDR)	GC
043-132-052	1.21±	P and GC	GC

2. Ordinance for a Zone Change to rezone the project site under Title 17 of the Tuolumne County Ordinance Code (TCOC) as follows:

APN	Acreage	Existing Zoning	Proposed Zoning
043-133-015	.30± acres	Unzoned Property	General Commercial (C-1)
043-133-016	.64±	Public (P)	C-1
043-132-022	.58±	Light Industrial (M-1)	C-1
043-132-035	3.22±	M-1	C-1
043-132-051	.12±	Single Family Residential (R-1)	C-1
043-132-052	1.21±	R-1	C-1

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

Filed

OCT 21 2026

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

Tuolumne County Clerk

By: *[Signature]*
Deputy

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 (common sense) exemption 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 involves a General Plan Amendment and Zone Change affecting six parcels to establish consistent General Commercial land use designations and C-1 (General Commercial) zoning. No grading, construction, site disturbance, or site-specific development is proposed as part of this application, and no onsite roads, infrastructure, or utilities are proposed. Future development of the project site would require separate review and approvals and would be subject to environmental review, as applicable. The proposed legislative actions do not result in a material increase in development potential beyond what is currently allowed and would not result in any significant physical environmental effects. The CEQA Guidelines contain exceptions that, if present on a project site, prevent a project from proceeding with an exemption. These exceptions are listed in Section 15300.2 of the State CEQA Guidelines and include situations such as a project resulting in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, having documented hazardous waste on the site, impacts to historical resources, cumulative impacts, or presence of a particularly sensitive environment. None of the exceptions listed in Section 15300.2 apply to this project.

LEAD AGENCY CONTACT: Amy Augustine, AICP

TELEPHONE NUMBER: (209) 533-5633

Tamera

Signature: Blankenship

Tamera Blankenship, Environmental Coordinator

Digitally signed by Tamera Blankenship
DN: C=US, CN=Tamera Blankenship,
E=tblankenship@co.tuolumne.ca.us,
O=Tuolumne County Transportation
Council
Date: 2026.10.21 10:45:57 -0700

Date:

10/21/2026



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 — 10/21/2026 — 039

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

Tuolumne County

LEAD AGENCY EMAIL

DATE

10/21/2026

COUNTY/STATE AGENCY OF FILING

Tuolumne

DOCUMENT NUMBER

PROJECT TITLE

General Plan Amendment and Zone Change LUNR-25-27

PROJECT APPLICANT NAME

Guy Martin

PROJECT APPLICANT EMAIL

PHONE NUMBER

(209) 743-7881

PROJECT APPLICANT ADDRESS

13031 Sanguinetti Rd.

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:**☐ 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: C=US, CN=Veronica Delcid,
OU=Planning Department,
E=vdelcid@co.tuolumne.ca.us,
O=Tuolumne County Community
Development Department
Date: 2026.10.21 07:58:53 -0700

AGENCY OF FILING PRINTED NAME AND TITLE

Veronica M Delcid



County of Tuolumne, CA

\$11,523.25 Paid

Via Check #1028

Note: LUNR-25-27

T FIVE STANDARD LLC

February 3, 2026

Permit Fees/NOE Fee	\$11,523.25
LUNR-25-27 - LUNR Entitlement Process - General NEW	
Administrative Fee	\$100.00
General Plan Update Fee	\$5.00
General Plan Implementation Fee	\$5.00
General Plan Amendment - Subject to CEQA - (Deposit plus Time and Materials)	\$11,413.25

No processing fees

Total paid **\$11,523.25**



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Receipt number #14255