



OFFICE OF
ENVIRONMENTAL COORDINATOR

Tamera Blankenship
Environmental Coordinator

48 Yancy 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-26-15

PROJECT
PROPOSER: Sasha Farkas for CCF Investments LLC & Michael Holland for Granite Land Holdings LLC

LOCATION: 20381 Sherry Court, Soulsbyville. 0.87± acre of a 16.67± acres parcel immediately south of, and adjacent to, the Willow Spring Ranch Subdivision Lot 364. A portion of T2N, R16E, Section 30 Mount Diablo Base & Meridian (MDBM). Assessor's Parcel Number: 089-010-003 – 0.87± acre of this 16.67± acres parcel is proposed for rezoning per LUNR-26-15

COUNTY: Tuolumne

PROJECT
DESCRIPTION: LUNR-26-15 for the following: An Ordinance Rezoning 0.87± acre from General Agricultural, 10-acre minimum (A-10) to Single-Family Residential: Mobile home Foundation Combining District (R-1:MX). The proposed rezoning is a condition of approval for a Lot Line Adjustment (T-26-8).

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))

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 involves a zone change in conjunction with a boundary line adjustment. The resulting parcel is developed with two homes and will not change the underlying General Plan land use designation 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: Amy Augustine, AICP
Tamera

TELEPHONE NUMBER: (209) 533-5633

Signature: Blankenship
Tamera Blankenship, Environmental Coordinator

Date: 10/21/2026

S:\Planning\PROJECTS\LUNR Projects\2026\LUNR-26-3 Bosman (WA Amendment)\BOS\NOE Bosman.doc

Filed

OCT 21 2026

Tuolumne County Clerk
By: [Signature] Deputy



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 — 040

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

Zone Change LUNR-26-15

PROJECT APPLICANT NAME

Sasha Farkas & Michael Holland

PROJECT APPLICANT EMAIL

PHONE NUMBER

()

PROJECT APPLICANT ADDRESS

CITY

STATE

ZIP CODE

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 08:18:34 -0700

AGENCY OF FILING PRINTED NAME AND TITLE

Veronica M Delcid



County of Tuolumne, CA

\$4,028.25 Paid

Via Check #1062

Note: Check includes Intake Review Payment

CCF Investments LLC
June 15, 2026

Permit Fees/NOE Fee	\$4,028.25
LUNR-26-15 - 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 (50%)	\$3,918.25

No processing fees

Total paid \$4,028.25



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Receipt number #16274