



COMMUNITY DEVELOPMENT DEPARTMENT

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Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

Date: January 17, 2023
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: **REVISED APPLICATION**
Long Gulch Ranch Change RZ20-002 and Tentative Subdivision Map TSM20-002
Assessor's Parcel Number: 066-160-085

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The Community Development Department thanks you for your participation in the land development process in Tuolumne County. We value your comments and look forward to your continued participation in our planning process. This process provides information on your requirements and concerns to the applicant early in the review process. Involvement on your part can eliminate or minimize problems that could arise later.

We have received a **REVISED** application from Long Gulch Ranch for the following:

1. Zone Change RZ20-002 to rezone a 78.8± acre parcel from AE-37:AIR (Exclusive Agricultural, Thirty-Seven Acre Minimum: Airport Combining) to RE-5:AIR (Residential Estate, Five Acre Minimum: Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.
2. Tentative Subdivision Map TSM20-002 to divide a 78.8± acre parcel into 13 residential lots ranging in size from 5.00± acres to 10.07± acres.

Location: The project site is located east of the intersection of Ferretti Road and Clements Road in the community of Groveland. The project site is within a portion of Section 13, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian, and within Supervisorial District 4. Assessor's Parcel Number 066-160-085.

Access: Ferretti Road and Clements Road

Sewage Disposal Method: Private Sewage Disposal System

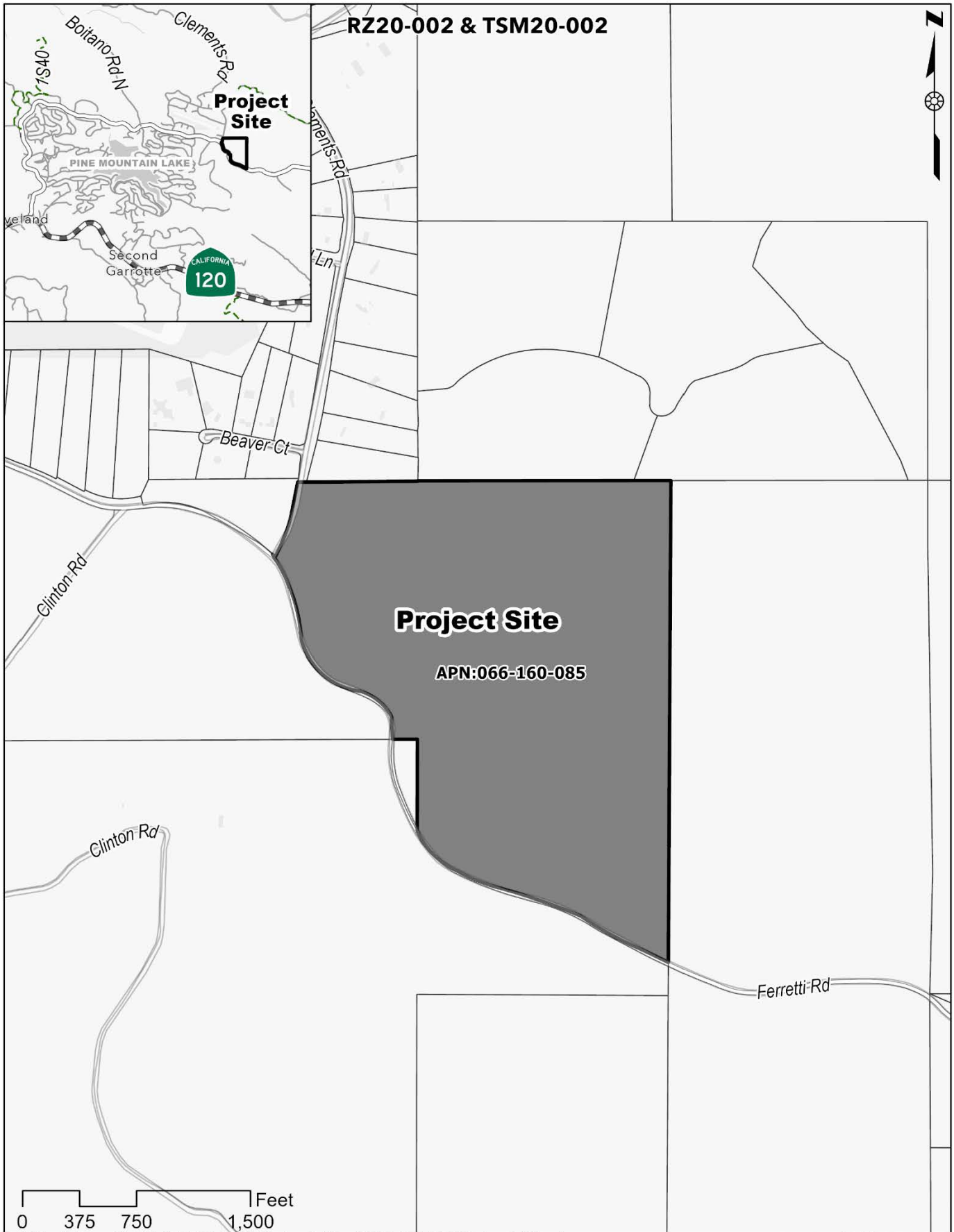
Water Source: Private Wells

Fire Hazard Rating: Very High fire hazard severity zone

Additional Information:

1. Previous Stakeholder Notifications were sent on February 26, 2020, and February 4, 2021. Those previous notifications proposed 19 lots and included a General Plan Amendment. The application has been revised to include a rezone and subdivision map only and to split the parcel into 13 lots.
2. The current General Plan land use designation of the site is RR (Rural Residential). The proposed RE-5:AIR zoning is consistent with the RR General Plan land use designation. Therefore, a General Plan Amendment is not required for the current proposal.

Attachment 1: Vicinity Map



Attachment 2: Tentative Map

