



# COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP  
Director

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

Date: March 8, 2023  
To: Interested Stakeholder,  
From: Tuolumne County Community Development Department  
RE: Rezone RZ23-003  
Assessor's Parcel Number: 009-133-032

48 Yaney Avenue, Sonora  
Mailing: 2 S. Green Street  
Sonora, CA 95370  
(209) 533-5633  
(209) 533-5616 (Fax)  
(209) 533-5909 (Fax – EHD)  
[www.tuolumnecounty.ca.gov](http://www.tuolumnecounty.ca.gov)

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.

**Applicant:** Tuolumne Parks and Recreation District

**Project:** The Community Development Department (CDD) has received an application for the following:

Zone Change RZ23-003 to allow the rezoning of a 1.35±-acre parcel from C-K:D:MX (Commercial Recreation: Design Review Combining: Mobilehome Exclusion Combining) to P:D:MX (Public: Design Review Combining: Mobilehome Exclusion Combining) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

**Location:** The project site is located at 18636 Main St, approximately 350± feet southwest of the intersection of Bay and Main Street in the community of Tuolumne. Within a portion of Section 8, Township 1 North, Range 16 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 5. Assessor's Parcel Number 009-133-032.

**Access:** Main Street

**Sewage Disposal Method:** Public

**Water Source:** Public

**Fire Hazard Rating:** High Fire Hazard Severity Zone

**Additional Information:**

1. The proposed zone change would bring the parcel into compliance with the existing General Plan land use designation of Public.
2. The proposed project site is within the Tuolumne Lighting District and is within the Tuolumne Community Plan Boundary.

Please return your comments to the CDD by **March 27, 2023**.

**Staff Contact:** Clark Sintek  
Phone: (209) 533-5614  
Email: [csintek@co.tuolumne.ca.us](mailto:csintek@co.tuolumne.ca.us)

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AGENCY: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

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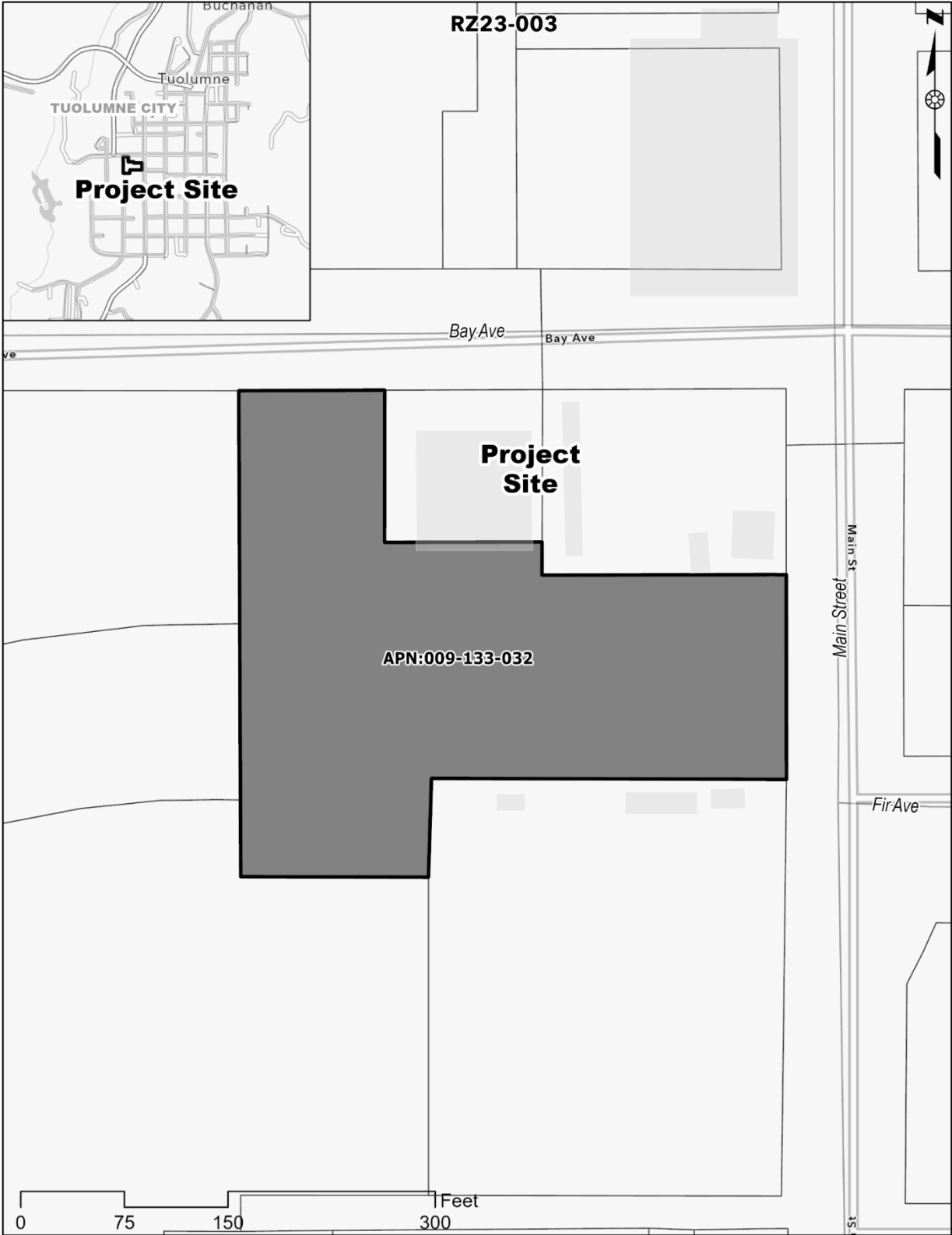
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All property owners within 500 feet of the proposed project and agencies/organizations will be notified of future public hearings. Property owners do not need to request future notification. Please note that all comments that are submitted are part of the public record for the project.

Signed by: \_\_\_\_\_

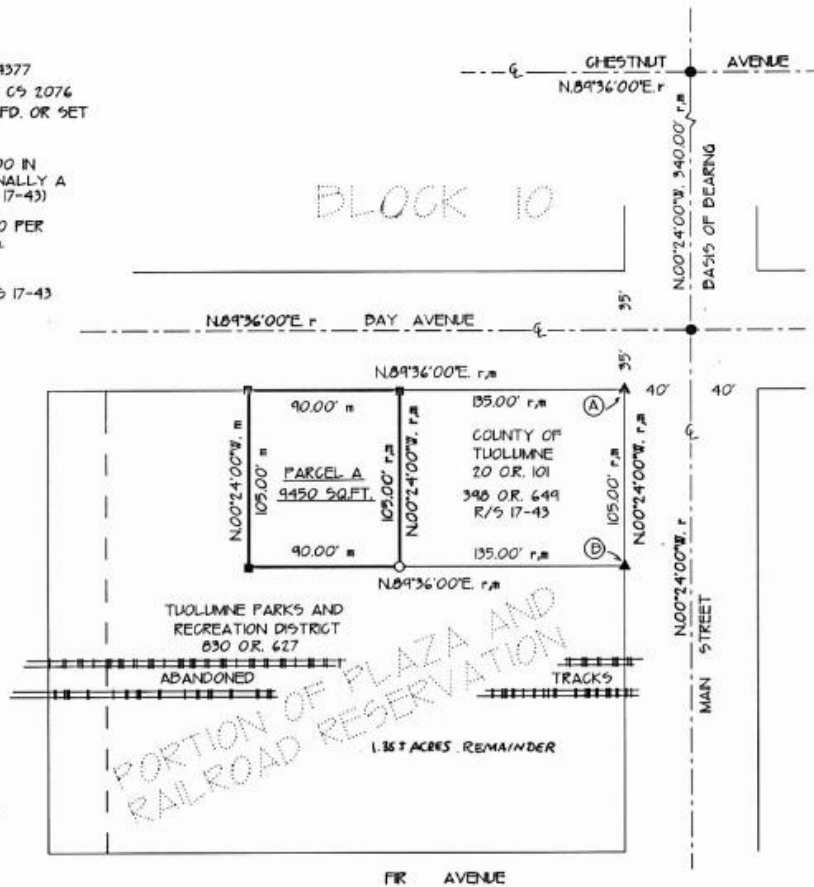
Agency: \_\_\_\_\_

Date: \_\_\_\_\_



**LEGEND**

- SET 3/4" REBAR TAGGED L5 4377
- FOUND 1/4" BRASS PLUG PER CS 2076
- CALCULATED POINT, NOTHING FD. OR SET
- ▲ FOUND AS FOLLOWS:
- ① FOUND BRASS TAG L5 3000 IN SIDEWALK PER CS 2076 (ORIGINALLY A DRIFTBOLT L5 3000 PER R/S 17-43)
- ② FOUND DRIFTBOLT L5 3000 PER R/S 17-43 AND 0.9 BELOW O.G.
- MEASURED THIS SURVEY
- r RECORD PER CS 2076 AND R/S 17-43



SCALE:  
1" = 50'

**ASIS OF BEARING**

● FOUND MONUMENTS ON CS 2076  
NS A GRID BASIS



**COMPLIANCE CERTIFICATE**

THIS MAP HAS BEEN EXAMINED THIS 10<sup>TH</sup> DAY OF MAY, 2001, FOR COMPLIANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL LOCAL ORDINANCES ENACTED PURSUANT THERETO.

PETER M. REI, PLS 5963  
COUNTY SURVEYOR  
LICENSE EXPIRES 12/31/2004

*Cyrus A. Hoblitt*  
CYRUS A. HOBLITT, PLS 4377  
DEPUTY COUNTY SURVEYOR  
LICENSE EXPIRES 9/30/2001



**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF THE BOARD OF SUPERVISORS IN JANUARY, 2001.

*Cyrus A. Hoblitt*  
CYRUS A. HOBLITT, PLS 4377  
LICENSE EXPIRES 9/30/2001



**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYOR'S ACT THIS 10<sup>TH</sup> DAY OF MAY, 2001.

PETER M. REI, PLS 5963  
COUNTY SURVEYOR  
LICENSE EXPIRES 12/31/2004

*Cyrus A. Hoblitt*  
CYRUS A. HOBLITT, PLS 4377  
DEPUTY COUNTY SURVEYOR  
LICENSE EXPIRES 9/30/2001



**COUNTY RECORDER'S STATEMENT**

FILED THIS 10<sup>TH</sup> DAY OF MAY, 2001, AT 3:46 PM IN BOOK 41 OF RECORD OF SURVEYS, AT PAGE 39, AT THE REQUEST OF THE COUNTY SURVEYOR.

*David W. Wynne*  
DAVID W. WYNNE  
COUNTY RECORDER

*Stacy Fernandez*  
BY DEPUTY  
NO FEE

#007503

**RECORD OF SURVEY**

OF A PORTION OF THE PLAZA AND RAILROAD RESERVATION OF THE TOWNSITE OF CARTER LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 16 EAST, M.D.B. & M. IN THE UNINCORPORATED AREA OF THE COUNTY OF TUOLUMNE, STATE OF CALIFORNIA.

MWB