



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: April 4, 2023
 To: Interested Stakeholder
 From: Tuolumne County Community Development Department
 RE: Zone Change RZ23-004
 Assessor's Parcel Numbers: 076-080-001 & 071-320-025

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

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: Diane and Orb Hatton

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

Zone Change RZ23-004 to rezone a 1.37± acre parcel (APN 076-080-001) from RE-2:MX (Residential Estate Two Acre Minimum:Mobile home Exclusion Combining) to RE-10:MX (Residential Estate Ten Acre Minimum:Mobile home Exclusion Combining) and to rezone 2 portions of a 266.64± acre parcel (APN 071-320-025) as follows:

APN/Location/Acreage	GP/Zoning Before	GP/Zoning After
Central Portion (APN:071-320-025) 253.69± Acres	General Plan: LR Zoning: AE-37	General Plan: unchanged Zoning: RE-10
North Portion (APN:071-320-025) 3.16± Acres	General Plan: AG Zoning: AE-37	General Plan: unchanged Zoning: O

<p>RR = Rural Residential</p> <p>LR = Large Lot Residential</p> <p>ER = Estate Residential</p> <p>AG = Agricultural</p>	<p>RE-5=Residential Estate, 5-acre minimum</p> <p>AE-37=Exclusive Agriculture, 37-acre minimum</p> <p>RE-10:MX=Residential Estate, 10-acre minimum, mobilehome exclusion combining</p> <p>RE-2:MX=Residential Estate, 2-acre minimum, mobilehome exclusion combining</p> <p>O=Open Space</p>
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Please utilize the following link, or scan QR code to sign up and receive future notices that may include the above-mentioned project:

<https://www.tuolumnecounty.ca.gov/list.aspx> .



Planning Stakeholder Notification letters are posted at the following link:

<https://www.tuolumnecounty.ca.gov/1512/Planning-Stakeholder-Notifications>



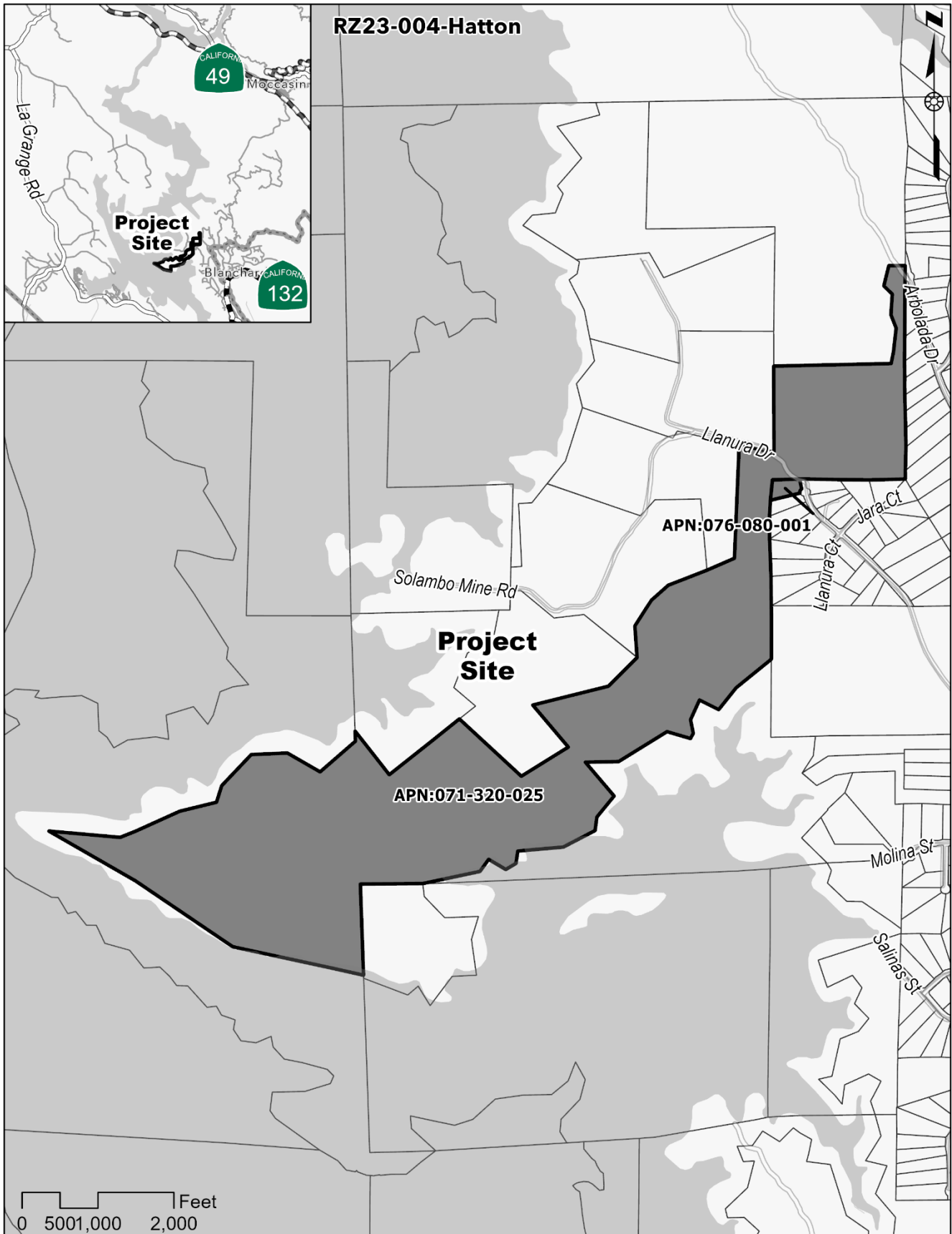
All property owners within 1000 feet of the proposed project and agencies/organizations will be notified of future public hearings. Property owners do not need to request future notification. Please note that all comments that are submitted are part of the public record for the project.

Signed by: _____

Agency: _____

Date: _____

Vicinity Map



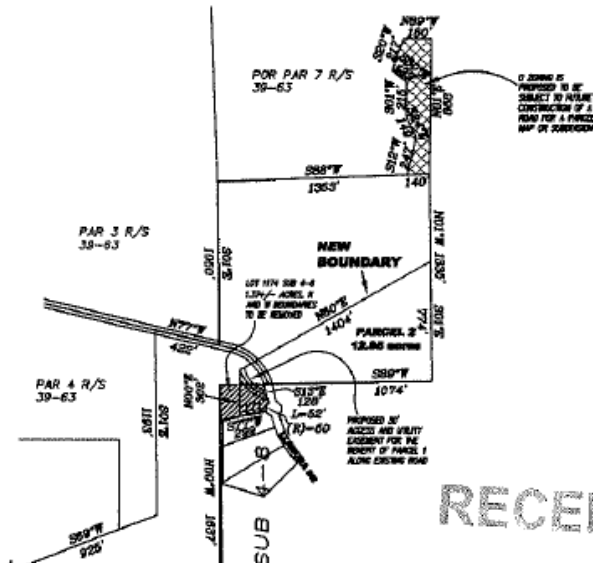
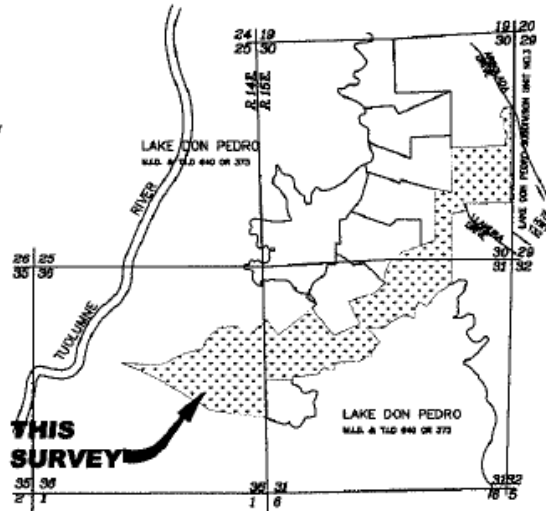
Site Plan

EXHIBIT MAP

OF

A RESUBDIVISION AND ZONE CHANGE OF A PORTION OF PARCEL 7 AS SHOWN ON R/S 39-63 AND LOT 1174 OF SUB 4-8 BEING A PORTION OF SECTIONS 30, 31 T.2S., R.15E AND A PORTION OF SECTION 36, T.2S., R.14E M.D.B.&M. IN THE UNINCORPORATED AREA OF TUOLUMNE COUNTY, CALIFORNIA

SUBJECT PARCELS VESTING:
 APN 071-320-025/Par Parcel 7:
 Diane and Orb Hatton Instrument No. 1505 O.R. 681
 APN 076-080-001/Lot 1174 of Sub 4-8: Diane and Orb Hatton Instrument No. 2021013395



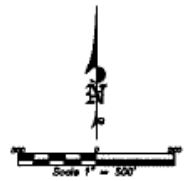
David Ragland

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FEB 21 2023

Community Development Department

VICINITY MAP
 Sections 30 and 31, T.2S., R.15E.
 and
 Section 36, T.2S., R.14E. M.D.B.&M.
 N.T.S.



	BEFORE	AFTER
	BEST PORTION 1.54%/- ACRES ZONED - R1	UPLOD - R1 ZONED - RE-5
	GENERAL FUR 25.44%/- ACRES ZONED - R1	UPLOD - R1 (REMOVED) ZONED - RE-5
	LOT 1174 SUB 4-8 1.51%/- ACRES ZONED - R1	UPLOD - R1 (REMOVED) ZONED - RE-5
	PARCEL 2 12.86 ACRES ZONED - R1	UPLOD - R1 (REMOVED) ZONED - RE-5
	1 PRIMARY ZONING DISTRICTS, 3 ON ONE PARCEL, AT LEAST ONE NONCONFORMING BY ZONING ERM UPDLE	2 PRIMARY ZONING DISTRICTS ERM, ALL ZONING CONFORMS WITH UPDLE

VERSION: 02/21/23

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 Drafted by D. Ragland

JOB #
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