



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: June 16, 2023
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Zone Change & Conditional Use Permit: RZ23-006 & CUP23-003
Assessor's Parcel Number: 035-350-016

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: Bernard & Laura Murphy

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

1. Zone Change RZ23-003 to rezone of a 6.07 ± acre parcel from RE-1:MX (Residential Estate, One Acre Minimum: Mobilehome Exclusion Combining) to RE-5:MX (Residential Estate, Five Acre Minimum: Mobilehome Exclusion Combining). The Zone Change is to be completed in advance of issuance of the Conditional Use Permit.
2. Conditional Use Permit CUP23-003 to allow the development of outdoor wildlife rehabilitation facilities in a parcel (APN: 035-350-016) zoned RE-5:MX (Residential Estate, Five Acre Minimum: Mobilehome Exclusion Combining) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

Location: The project site is located at 20500 Shaws Flat Road, approximately 1,037± feet northwest of the intersection of Shaws Flat Road and the private driveway to the main residence in the community of Sonora. Within a portion of Section 25, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 1. Assessor's Parcel Number 035-350-016.

Access: Shaws Flat Road

Sewage Disposal Method: Public

Water Source: Public

Fire Hazard Rating: Very High fire hazard severity zone

Additional Information:

1. The directly adjacent 1.92± acre parcel to the west, APN 035-350-015 is located within the City of Sonora's jurisdiction.
2. The proposed wildlife rehabilitation structures are located 105± feet southwest and 211± feet northeast of the current main residence on the parcel.

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>



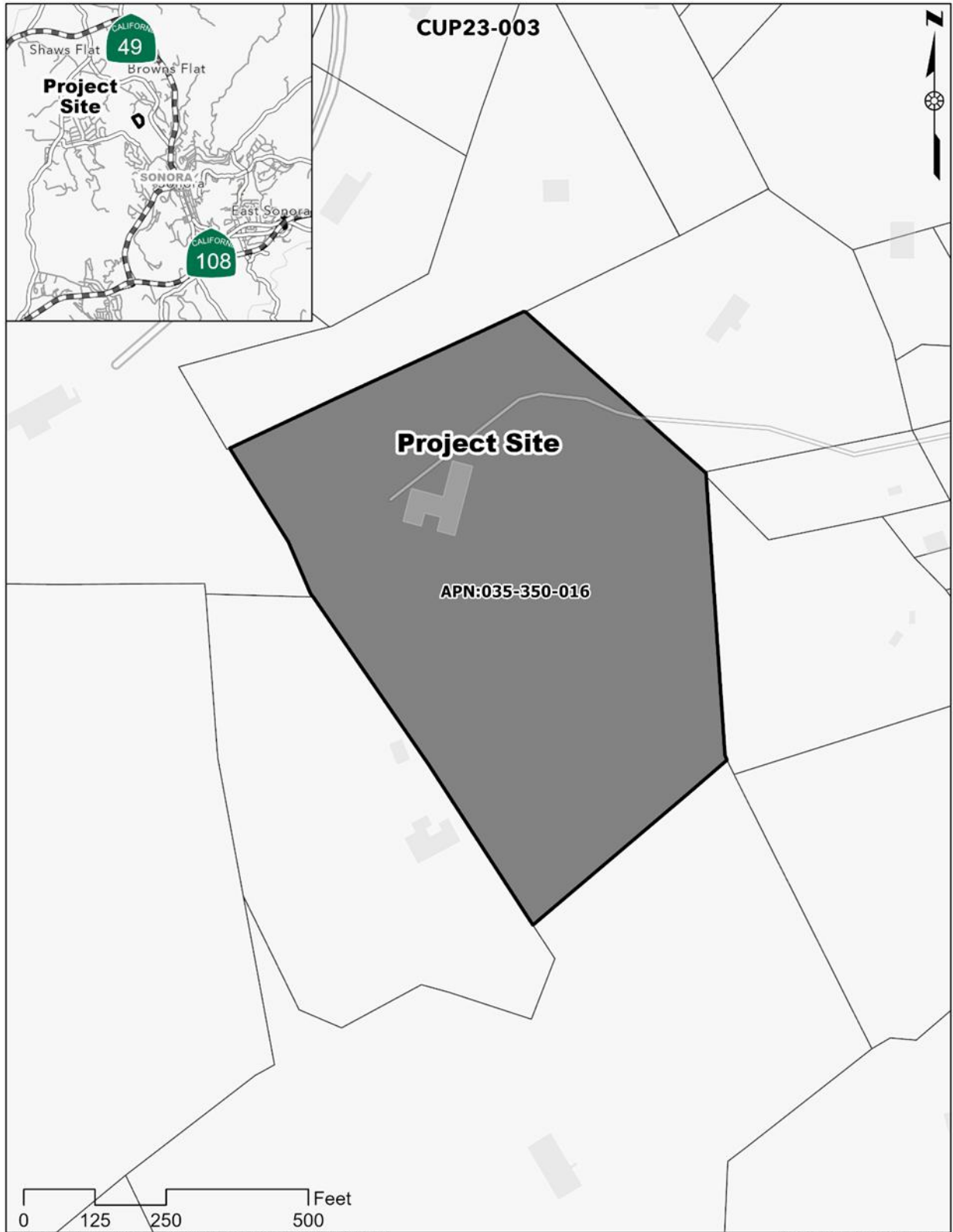
All property owners within 500 feet of the proposed project and agencies/organizations will be notified of future public hearings. Property owners do not need to request future notification. Please note that all comments that are submitted are part of the public record for the project.

Signed by: _____

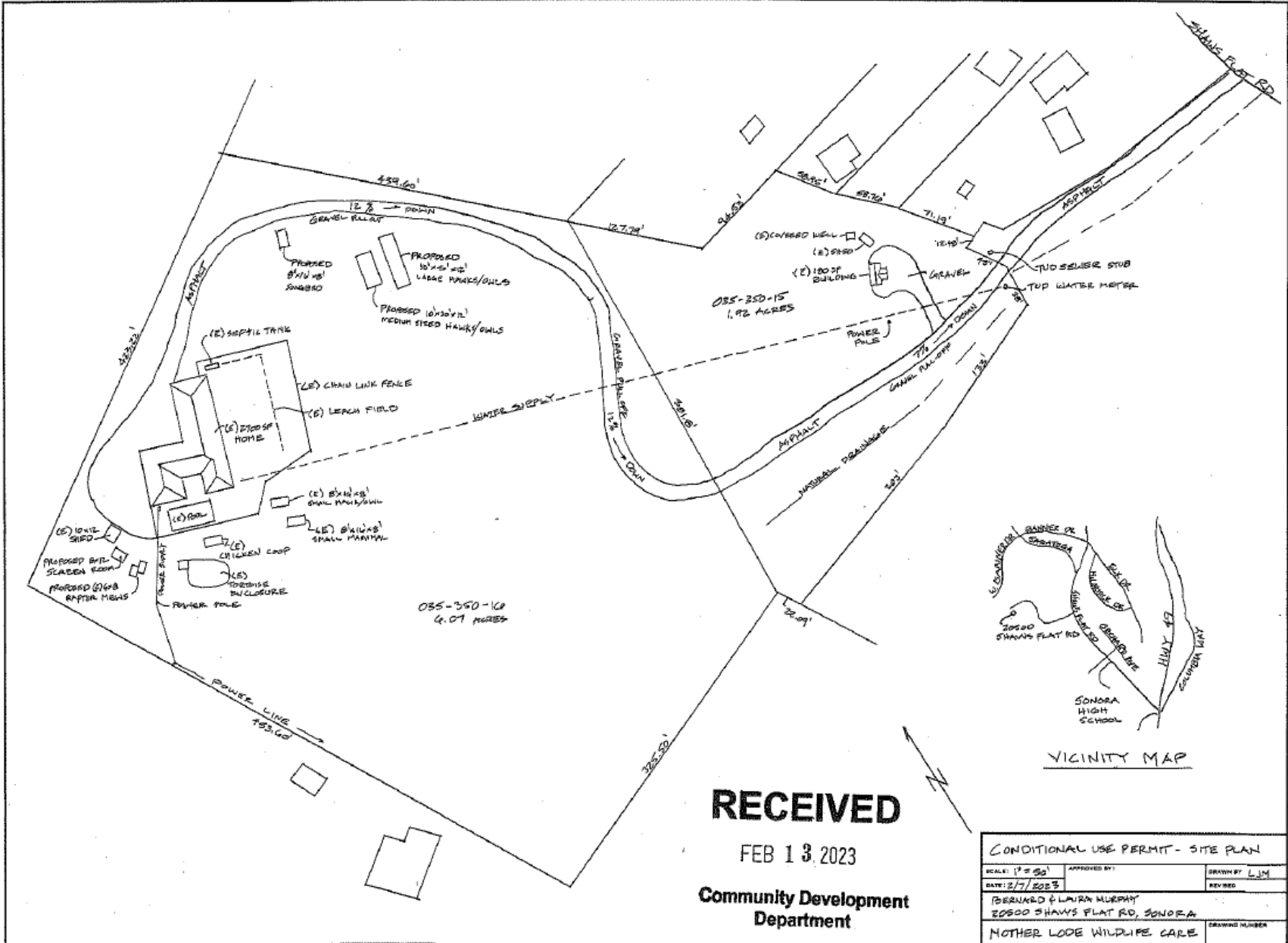
Agency: _____

Date: _____

Vicinity Map



Site Plan



RECEIVED

FEB 13 2023

Community Development
Department



CONDITIONAL USE PERMIT - SITE PLAN			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: LJM	
DATE: 2/7/2023		REVISED	
BERNARD & LAURA MUEPAT 20500 SHAW'S FLAT RD, SONORA			
MOTHER LODE WILDLIFE CARE			DRAWING NUMBER