



# COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP  
Director

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

Date: July 26, 2023  
To: Interested Stakeholder  
From: Tuolumne County Community Development Department  
RE: Williamson Act Contracts WA23-001, WA23-002, WA23-003 and Zone Change RZ23-008  
Assessor's Parcel Numbers: 058-180-014, 058-180-020, 058-230-039, 058-240-001, 058-250-012, 058-230-038, 058-240-006, 058-250-013, 063-070-068, 063-070-056, 058-230-070, 058-230-032, 058-230-072, 058-230-073, 058-230-001, 063-070-006, 063-070-070.

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.

**Property Owners:** Nathan & Doni Rosasco, Clayton & Karen Rosasco

**Applicant:** Nathan Rosasco

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

1. Application for Williamson Act Contracts WA23-001 through Williamson Act Contract WA23-003 to rescind two existing Williamson Act Contracts 05WA-112 and 04WA-70 and enter into 3 new contracts pursuant to Tuolumne County Resolution 106-04, including approval of the Agricultural Management Plans, as follows:
  - A. WA23-001 consisting of 447.12± acres.
  - B. WA23-002 consisting of 257.7± acres.
  - C. WA23-003 consisting of 844.19± acres.The sites are currently zoned AE-37 (Exclusive Agricultural, Thirty-Seven Acre Minimum) and AE-37:AP (Exclusive Agricultural, Thirty-Seven Acre Minimum: Agricultural Preserve Combining), pursuant to Title 17 of the Tuolumne County Ordinance Code.
2. Zone Change RZ23-008 to rezone two parcels, APN's 058-230-001 and 063-070-006, from AE-37 (Exclusive Agricultural, Thirty-Seven Acre Minimum) to AE-37:AP (Exclusive Agricultural, Thirty Seven Acre Minimum: Agricultural Preserve Combining) under Title 17 of the Tuolumne County Ordinance Code. The addition of the :AP zoning will allow for the inclusion within the Williamson Act Land Conservation program.
3. Resolution for Agricultural Preserve Alteration AP23-001 to disestablish Agricultural Preserve 71-3 and to enlarge Agricultural Preserve 4 by the addition of 239.89± acres.

**Location:** The project site is located at 16002 and 16004 Highway 108, northwest and southeast of Highway 108 and at 15335 Peoria Flat Road northwest of Highway 108 within the community of Jamestown. The project site is located within apportion of Sections 20, 29, 31, 30, 25, 36 and 35, Township 1 North, Range 14 East and 13 East, Mount Diablo Baseline and Meridian and within Supervisorial Districts 4 and 5. Assessor's Parcel Numbers 058-180-014, 058-180-020, 058-230-039,

058-240-001, 058-250-012, 058-230-038, 058-240-006, 058-250-013, 063-070-068, 063-070-056, 058-230-070, 058-230-032, 058-230-072, 058-230-073, 058-230-001, 063-070-006, 063-070-070.

**Access:** Highway 108 and Peoria Flat Road

**Sewage Disposal Method:** Private Sewage Disposal Systems

**Water Source:** Private Wells

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

**Additional Information:**

1. A new Williamson Act Contract is required pursuant to Tuolumne County Resolution 106-04 to conduct a Lot Line Adjustment to adjust property boundaries between the two legal parcels. The Lot Line Adjustment would not increase the number of parcels and it will result in a minimal reduction of the contracted agricultural land.
2. The existing agricultural use on site is dryland cattle grazing. There will be no change to the primary agricultural use on site.
3. The addition of APN's 063-070-006 and 058-230-001 to Agriculture Preserve 4 from Agriculture Preserve 71-3 will thereby dissolve Agriculture Preserve 71-3.

Please return your comments to the CDD by **August 15, 2023**. Comments may be emailed to Jennifer Preston, [jpreston@co.tuolumne.ca.us](mailto:jpreston@co.tuolumne.ca.us) Comments may also be mailed to: 2 South Green Street, Sonora, CA 95370 or brought to the Community Development Department during normal business hours. Any comments received after this date are still accepted and part of the record and decision making process.

Please utilize the following link or scan the QR code to sign up and receive future notices that may include the above-mentioned project. Zone changes are required to go before the Tuolumne County Planning Commission:

<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>



**Staff Contact:** Jennifer Preston  
Phone: (209) 533-5622  
Email: [jpreston@co.tuolumne.ca.us](mailto:jpreston@co.tuolumne.ca.us)

AGENCY/INDIVIDUAL: \_\_\_\_\_

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

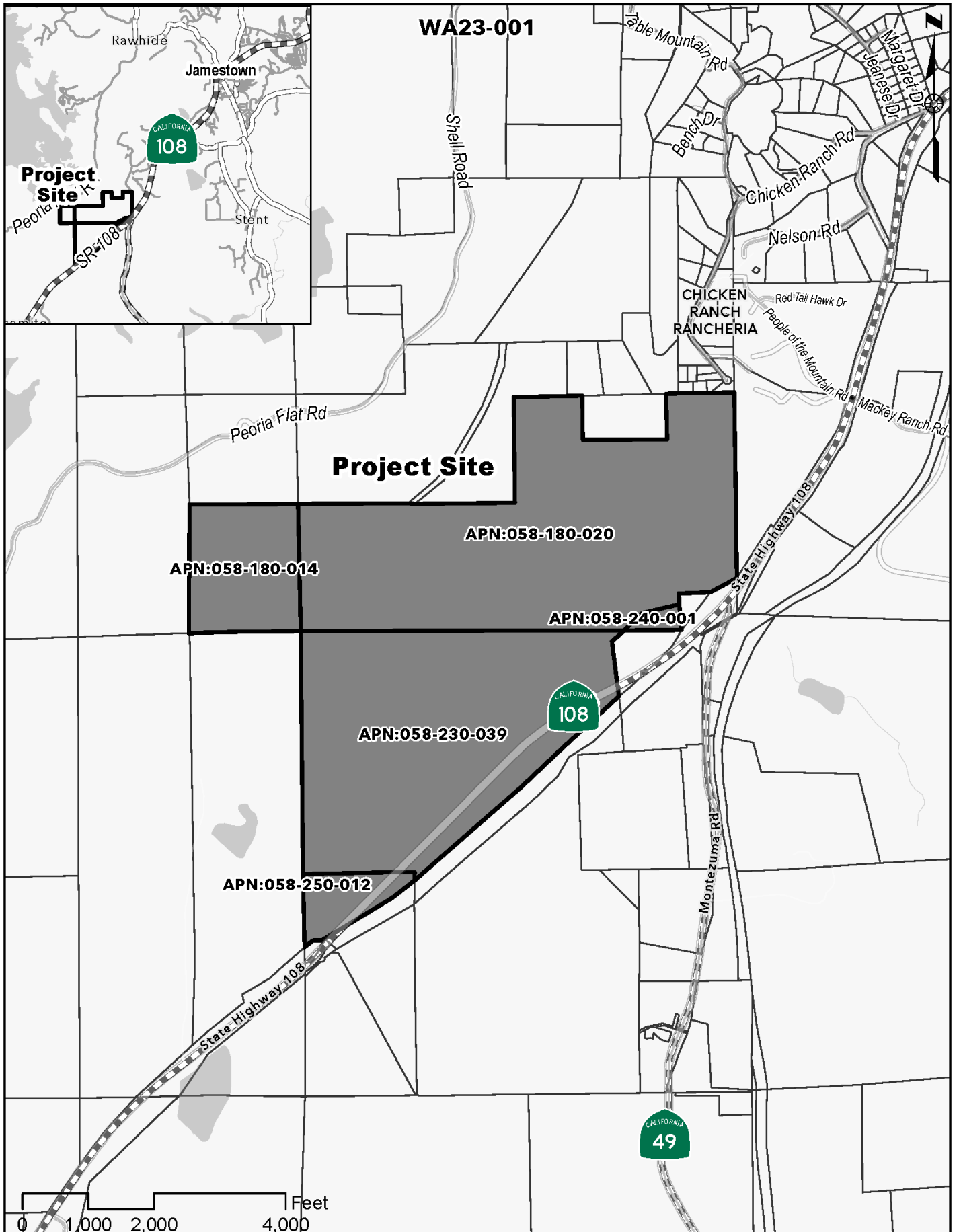
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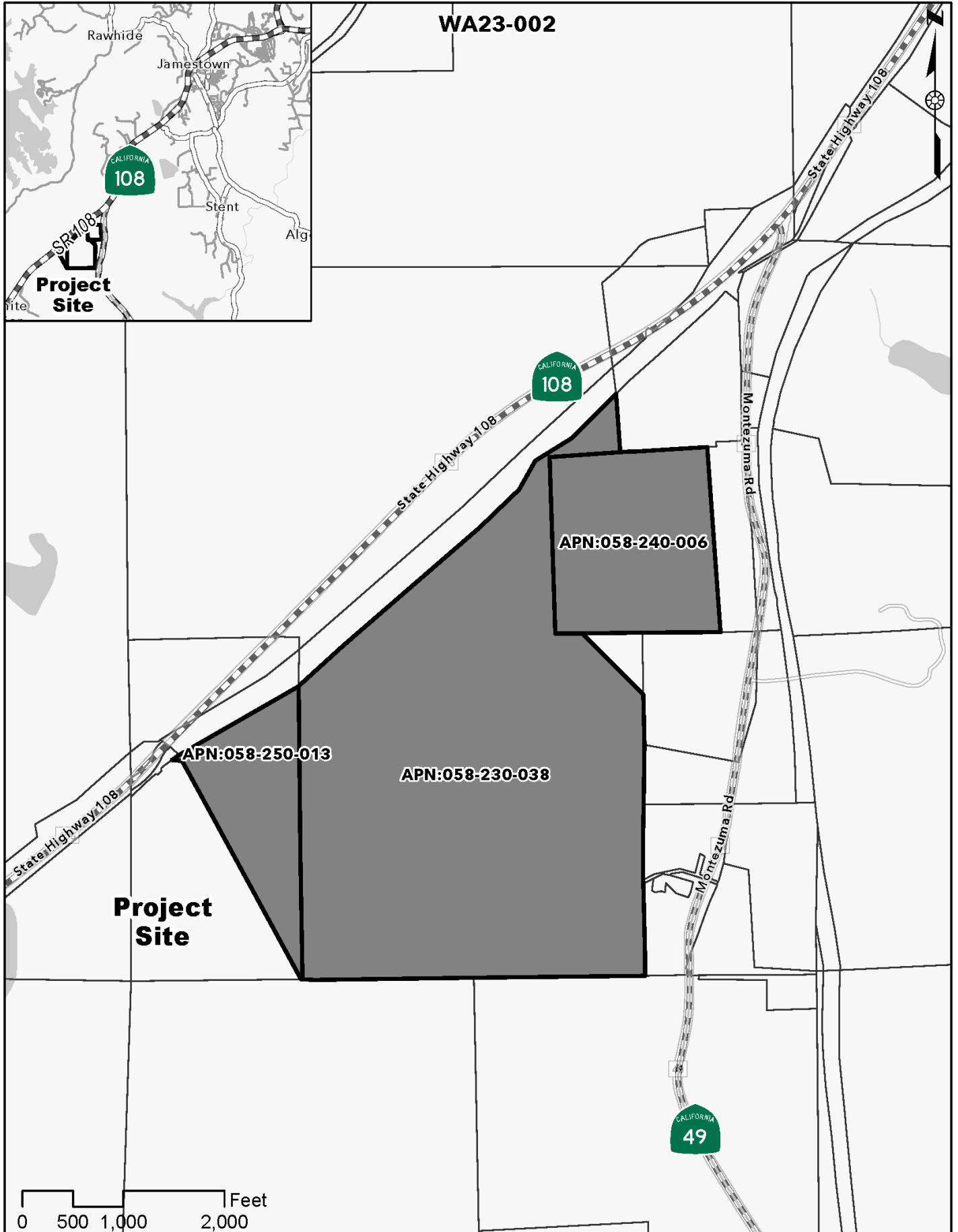
Signed by: \_\_\_\_\_

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

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

Attachment 1: Vicinity Map





WA23-002

Rawhide

Jamestown

Stent

Alg



**Project Site**

**Project Site**

APN:058-240-006

APN:058-250-013

APN:058-230-038

0 500 1,000 2,000 Feet

