



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: August 25, 2023
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Tentative Parcel Map T23-019
Assessor's Parcel Numbers: 046-010-069, 046-010-073, 046-010-072

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: David C. and Sherrie L. Van Vliet

Project: The Community Development Department (CDD) and Survey Division of the Department of Public Works have received an application for the following:

Tentative Parcel Map T23-019, is to divide APN 046-010-069 into two parcels and to do a Lot Line Adjustment between APNs 046-010-073 and 046-010-072. APN 046-010-069 is considered one Legal Parcel, but has two APNs in order to show two different tax zones. Below in Table 1 describes the parcels in greater detail. All parcels are currently zoned K:MX (General Recreation: Mobilehome Exclusion Combining District) under Title 17 of the Tuolumne County Ordinance Code.

Table 1:

APN	Zoning	General Plan	Acreage	Resulting Acreage
046-010-069	K:MX	R/P	15.18±	Parcel 1: 7.32± Parcel 2: 7.86±
046-010-073	K:MX	R/P	4.79±	3.92±
046-010-072	K:MX	R/P	5.19±	6.08±

K: General Recreation
MX: Mobilehome Exclusion
R/P: Parks and Recreation

Location: The project site is located at 24231 Gold Links Road, in the community of Mi Wuk. The site is located within a portion of Section 2, Township 2 North, Range 16 East, Mount Diablo Baseline and Meridian and within Supervisorial District 3. Assessor's Parcel Numbers 046-010-069, 046-010-073, 046-010-072.

Access: Muheli Road / Gold Links Drive

Sewage Disposal Method: Septic

Water Source: Mi Wuk Mutual Water

Fire Hazard Rating: Very High Fire Hazard Severity Zone

Please return your comments to the CDD by **September 14, 2023**. Comments may be emailed to Clark Sintek, csintek@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.

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

AGENCY or INDIVIDUAL: _____

COMMENTS: _____

Signed by: _____

Agency: _____

Date: _____

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> .

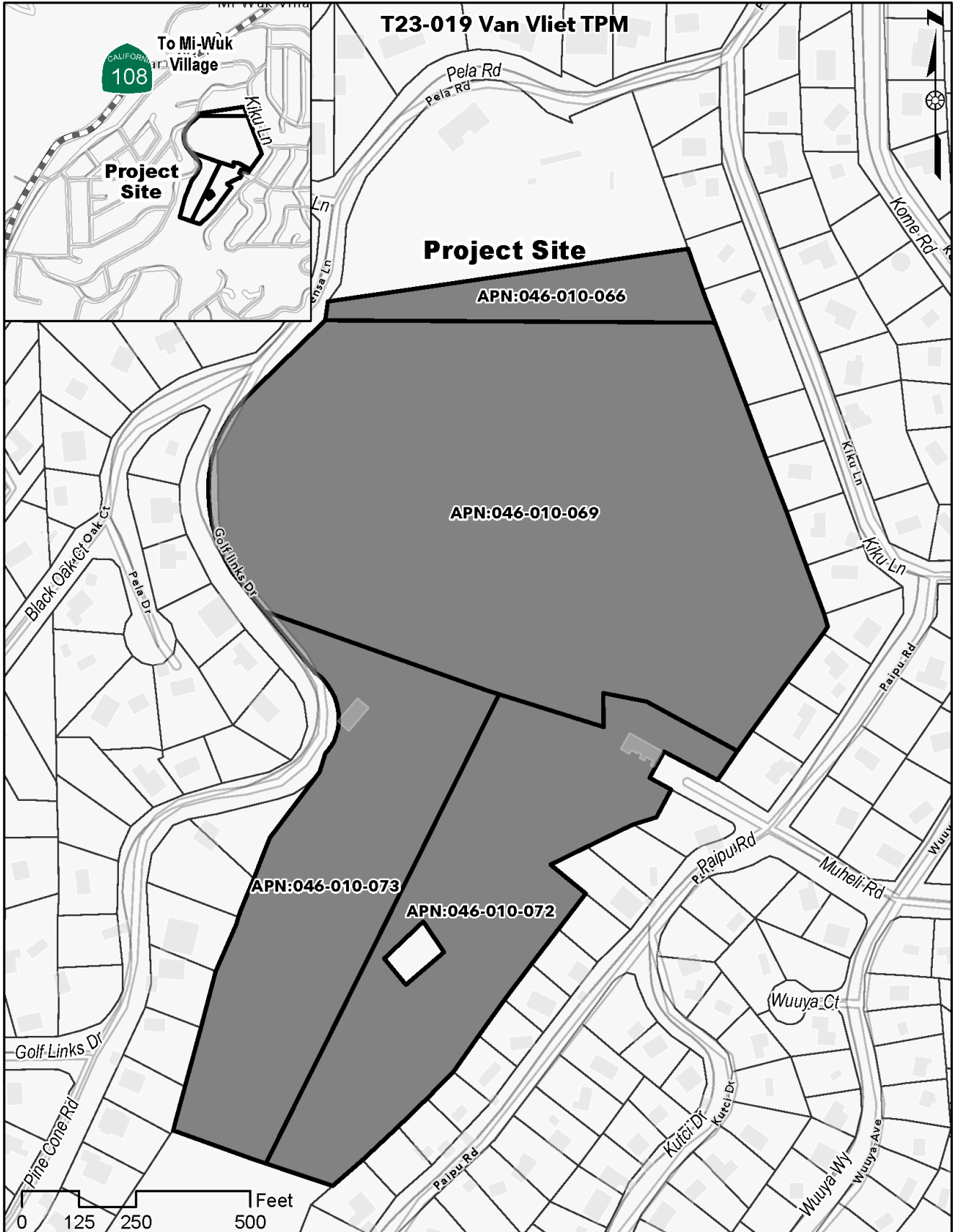


Planning Stakeholder Notification letters are posted at the following link:

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



Attachment 1: Vicinity Map



NOTES

- 1)- ALL BEARINGS AND DISTANCES SHOWN ARE RECORD UNLESS OTHERWISE NOTED
- 2)- THERE IS AN EASEMENT NOT SHOWN ON THIS MAP, AS RESERVED IN A UNITED STATES LAND PATENT, FOR THE PROPRIETOR OF ANY VEIN OR LODE TO EXTRACT OR REMOVE THE ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PROPERTY
- 3)- A DRAIN FIELD EASEMENT ALONG THE WESTERLY BOUNDARY FOR THE BENEFIT OF LOTS 982 AND 983 PER 3 SUB 1
- 4)- EASEMENTS EXIST TO MI WUK MUTUAL WATER COMPANY FOR PUMPS, WATERLINE, WELL, AND PUMPHOUSE PER 61 O.R. 335, 123 O.R. 227, AND 227 O.R. 230.
- 5)- AN EASEMENTS EXIST TO PACIFIC GAS AND ELECTRIC COMPANY FACILITIES PER 613 O.R. 453
- 6)- USE PERMIT TO RE-ESTABLISH A RESTAURANT AND BAR IN AN EXISTING BUILDING WITHIN 200' OF RESIDENTIALLY ZONED PROPERTY PER 922 O.R. 494
- 7)- CONDITIONAL USE PERMIT TO ALLOW THE PLACEMENT OF A SECOND DETACHED SIGN WHICH WOULD PROVIDE A DIRECTORY OF THE VARIOUS USES AT THE MI WUK GOLF AND COUNTRY CLUB PER 933 O.R. 651
- 8)- ALL DISTANCES SHOWN ARE US SURVEY FEET, AND DECIMALS THEREOF
- 9)- PRIOR TO COMMENCING ANY CONSTRUCTION ON THIS SITE IT IS ADVISED THAT ALL INVOLVED PARTIES REVIEW SECTION 8771 AND SECTION 8725 OF THE BUSINESS AND PROFESSION CODE, SECTION 265 OF THE CALIFORNIA STATE PENAL CODE AND SECTION 27581 OF THE GOVERNMENT CODE TO ENSURE THAT MONUMENT CONSERVATION HAS BEEN PROPERLY ADDRESSED.
- 10)- CONTOUR INTERVAL IS 2'
- 11)- CONTOUR ELEVATIONS SHOWN ON THIS MAP ARE BASED UPON A READING TAKEN WITH A HANDHELD GPS RECEIVER AT TMB-1 (NOT SHOWN ON THIS MAP)

LEGEND

- - - - - DEFENSIBLE SPACE BUILDING SETBACK LINE (D.S.B.S.B.)
- - - - - EASEMENT AS NOTED
- - - - - POWER LINE
- - - - - WIRE FENCE
- - - - - WOOD FENCE
- - - - - FLOW LINE
- - - - - EXISTING PARCEL LINE TO BE REMOVED
- RECORD LOCATION OF 3/4" REBAR L.S. 8906 PER (R1)
- RECORD LOCATION OF 3/4" IRON PIPE TAGGED LS 4739 PER (R1)
- RECORD LOCATION OF 3/4" REBAR TAGGED LS 8909 PER (R1)
- ▲ RECORD LOCATION OF IRON PIPE PER (R4)
- RECORD LOCATION OF MONUMENTS AS NOTED
- * CALCULATED POINT, NOTHING FOUND OR SET.
- (R1) - RECORD PER 49 PM 77
- (R2) - RECORD PER 3 SUB 1
- (R3) - RECORD PER 37 PM 13
- (R4) - RECORD PER 12 PM 22
- (M) - MEASURED PER THIS SURVEY

OWNER & SITE INFORMATION

PARCEL OWNERS: DAVID C AND SHERRIE L VAN VLIET, TR
P.O. BOX 720, RIPON, CA 95366
(209) 848-4332

APN: 046-010-069 & 046-010-056

SITE ADDRESS: MISCELLANEOUS

VESTING DEED: DOC. # 2014002267

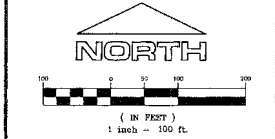
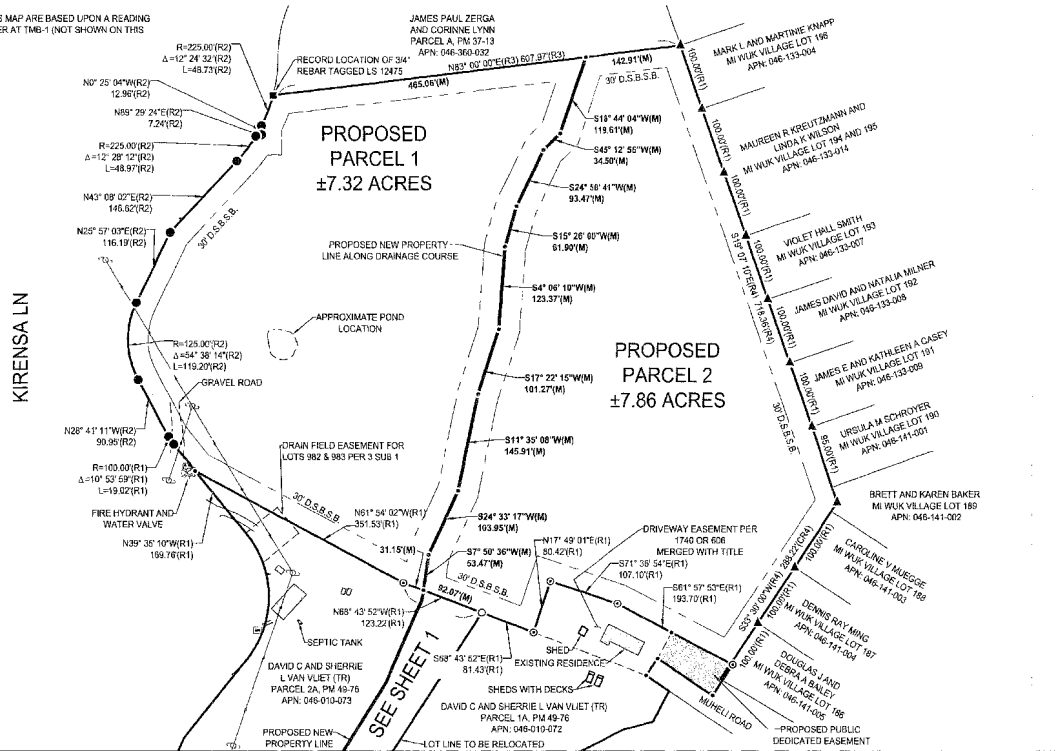
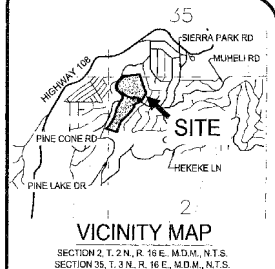
SEWER: PRIVATE SEPTIC

WATER: MI WUK MUTUAL WATER

EXISTING ZONING: RRP

GENERAL PLAN: RFP

EXISTING PARCEL SIZE: ±15.18 ACRES



JOB NO.: 22-08.03
DRAWN BY: JAT
DRAWING NAME: ILLA/TENTATIVE
DATE: 6/19/2023



105 SOUTH STEWART STREET, SONOMA, CALIFORNIA, 95370
T: 209.532.9192 F: 209.532.5273

TENTATIVE PARCEL MAP EXHIBIT MAP

BEING A RE-SUBDIVISION OF PARCEL 1-A AND PARCEL 2-A AS SHOWN IN BOOK 49 OF PARCEL MAPS AT PAGE 17 AND THE PARCEL OF LAND AS DESCRIBED IN DOC # 2014002267, ALSO BEING A DIVISION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DOC # 2014002267, ON FILE IN THE OFFICE OF THE TUOLUMNE COUNTY RECORDER, AND LYING WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 2 AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 16 EAST, MOUNT Diablo MERIDIAN, IN THE UNINCORPORATED AREA OF TUOLUMNE COUNTY, STATE OF CALIFORNIA.

OWNER & SITE INFORMATION

PARCEL 2A
 OWNERS: DAVID C AND SHERRIE L VAN VLIET, TR
 P.O. BOX 720, RIFON, CA 95366
 (209) 649-4332

APN: 046-010-073
 SITE ADDRESS: 24231 GOLF LINKS DR.,
 MI WUK VILLAGE, CA 95346
 DOC. # 2014025250

VESTING DEED: PRIVATE SEPTIC
 WATER: MI WUK MUTUAL WATER
 EXISTING ZONING: KMX
 GENERAL PLAN: RP

PARCEL 1A
 OWNERS: DAVID C AND SHERRIE L VAN VLIET, TR
 P.O. BOX 720, RIFON, CA 95366
 (209) 649-4332

APN: 046-010-072
 SITE ADDRESS: 20497 MUHOLI RD.,
 MI WUK VILLAGE, CA 95346
 DOC. # 201400289

VESTING DEED: PRIVATE SEPTIC
 WATER: MI WUK MUTUAL WATER
 EXISTING ZONING: KMX
 GENERAL PLAN: RP

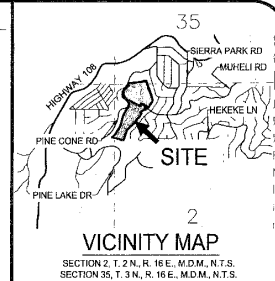
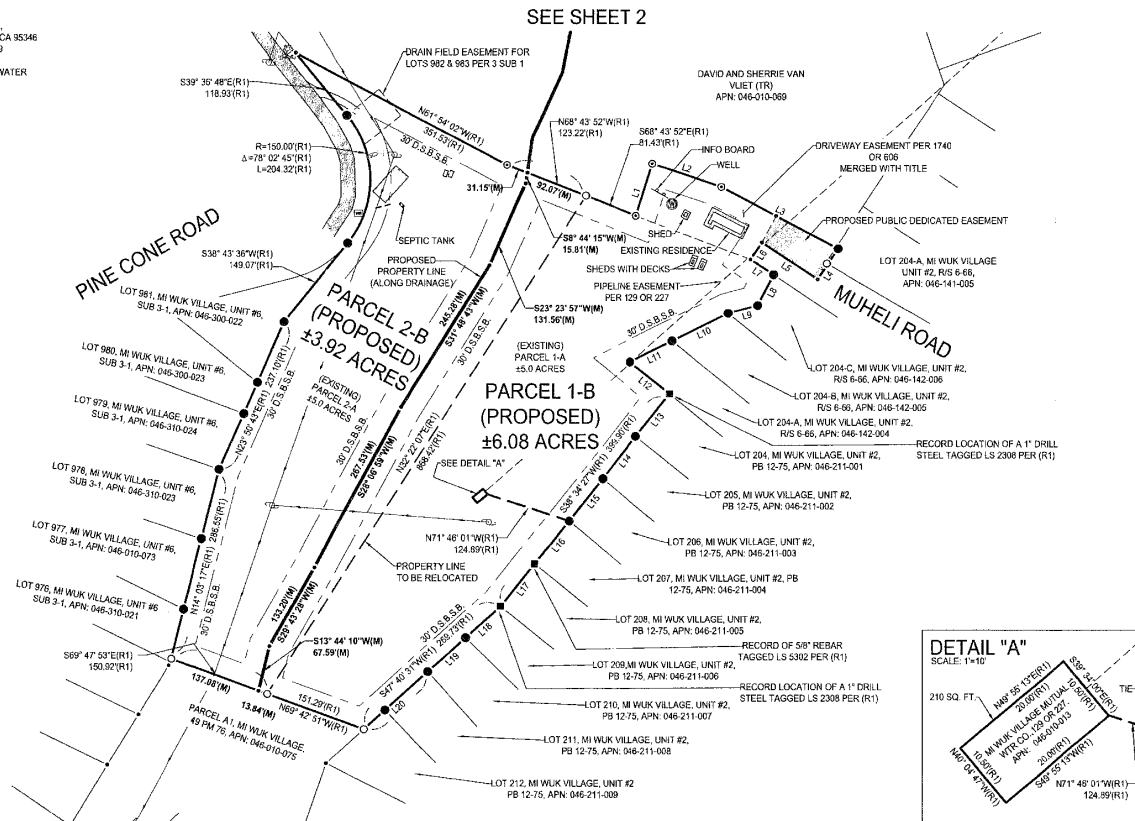
NOTES

- ALL BEARINGS AND DISTANCES SHOWN ARE RECORD UNLESS OTHERWISE NOTED
- THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AS NOTED
- PRIOR TO COMMENCING ANY CONSTRUCTION ON THIS SITE, IT IS ADVISED THAT ALL INVOLVED PARTIES REVIEW SECTION 0771 AND SECTION 0725 OF THE BUSINESS AND PROFESSION CODE, SECTION 6005 OF THE CALIFORNIA STATE PENAL CODE AND SECTION 27651 OF THE GOVERNMENT CODE TO ENSURE THAT MONUMENT CONSERVATION HAS BEEN PROPERLY ADDRESSED.
- EASEMENTS EXIST TO MI WUK MUTUAL WATER COMPANY FOR PUMPS, WATERLINE, WELL, AND PLUMHOUSE PER 61 O.R. 335, 129 O.R. 227, AND 227 O.R. 230.
- AN EASEMENT EXIST TO PACIFIC GAS AND ELECTRIC COMPANY FACILITIES PER 613 O.R. 453
- AN EASEMENT FOR WELLS, PIPELINES, WATER STORAGE TANKS AND VARIOUS APPURTENANCES EXIST PER 16 OR 355 OVER THE SUBJECT PARCELS. THE EXACT LOCATION OF WHICH IS UNDEFINED.
- THE EXISTING RESIDENCES ON PARCEL 1-A IS MORE THAN 100 FEET FROM THE NEW PROPOSED BOUNDARY

LEGEND

- DEFENSIBLE SPACE BUILDING SETBACK LINE (D.S.B.S.)
- EASEMENT AS NOTED
- POWER LINE
- WIRE FENCE
- WOOD FENCE
- EXISTING PARCEL LINE TO BE REMOVED
- - RECORD LOCATION OF 3/4" REBAR L.S. 5905 PER (R1)
- - RECORD LOCATION OF 3/4" IRON PIPE TAGGED LS 4735 PER (R1)
- ▲ - RECORD LOCATION OF IRON PIPE PER (R4)
- - RECORD LOCATION OF MONUMENTS AS NOTED
- - CALCULATED POINT, NOTHING FOUND OR SET.
- (R1) - RECORD PER 49 PM 77
- (R2) - RECORD PER 3 SUB 1
- (R3) - RECORD PER 37 PM 13
- (R4) - RECORD PER 12 PB 22
- (M) - MEASURED PER THIS SURVEY

LINE #	LENGTH	DIRECTION
L1	80.42(R1)	N17° 49' 01"E(R1)
L2	107.10(R1)	S71° 36' 54"E(R1)
L3	193.70(R1)	S61° 57' 53"E(R1)
L4	54.14(R1)	S33° 01' 55"W(R1)
L5	96.30(R1)	N56° 17' 10"W(R1)
L6	30.00(R1)	S33° 42' 50"W(R1)
L7	40.86(R1)	S55° 17' 10"E(R1)
L8	51.29(R1)	S27° 18' 45"W(R1)
L9	44.70(R1)	S75° 09' 31"W(R1)
L10	92.35(R1)	S63° 48' 25"W(R1)
L11	69.64(R1)	S63° 48' 25"W(R1)
L12	75.12(R1)	S51° 23' 05"E(R1)
L13	80.00(R1)	N38° 34' 28"E(R1)
L14	80.00(R1)	N38° 34' 28"E(R1)
L15	80.00(R1)	N38° 34' 28"E(R1)
L16	80.00(R1)	N38° 34' 28"E(R1)
L17	79.93(R1)	S38° 34' 27"W(R1)
L18	68.71(R1)	S47° 40' 24"W(R1)
L19	74.05(R1)	S47° 40' 24"W(R1)
L20	126.96(R1)	S47° 40' 24"W(R1)

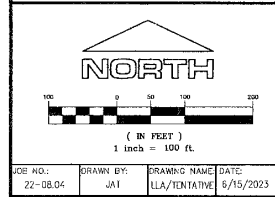


VICINITY MAP
 SECTION 2, T. 2 N., R. 16 E., M.D.M., N.T.S.
 SECTION 35, T. 3 N., R. 16 E., M.D.M., N.T.S.

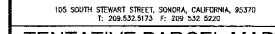
RECORDED LAND SURVEY
 RICHARD H. JAMES
 No. 6590
 7/1/03

RICHARD H. JAMES
 P.L.S. 8550

DATE



JOB NO.: 22-08-04
 DRAWN BY: JAI
 DRAWING NAME: TLA/TENTATIVE
 DATE: 8/15/2023



TENTATIVE PARCEL MAP EXHIBIT MAP

105 SOUTH STEWART STREET, SONOMA, CALIFORNIA, 95370
 T. 209.532.9170 F. 209.532.9207

BEING A RE-SUBDIVISION OF PARCEL 1-A AND PARCEL 2-A AS SHOWN IN BOOK 49 OF PARCEL MAPS AT PAGE 77 AND THE PARCEL OF LAND AS DESCRIBED IN DOC # 2014002237, ALSO BEING A DIVISION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DOC # 2014002267, ON FILE IN THE OFFICE OF THE TUOLUMNE COUNTY RECORDER, AND LYING WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 2 AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 16 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED AREA OF TUOLUMNE COUNTY, STATE OF CALIFORNIA.

SHEET 1 OF 2