



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

**TUOLUMNE COUNTY PLANNING COMMISSION
IN PERSON ONLY
TUOLUMNE COUNTY FIRE OPERATIONS CENTER
18440 STRIKER COURT
SONORA, CA 95370
January 18, 2023
6:00 p.m.***

48 Yaney Avenue, Sonora
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Sonora, CA 95370
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www.tuolumnecounty.ca.gov

***The doors to the Tuolumne County Fire Operations Center will be opened at 5:30 p.m.**

You may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370 or email (CDD@tuolumnecounty.ca.gov) for retention as part of the administrative record. Comments will not be read during the meeting.

PLANNING COMMISSION BUSINESS: 6:00 p.m.

1. Reports from Commissioners and Staff

** Reports are a brief oral report from a Committee or Commission member and/or County staff, and no Committee or Commission action will occur. This item is not intended to include in-depth presentations or reports, as those matters should be placed on an agenda for discussion**

2. Report from the Board of Supervisors Planning Committee Representative

3. Report from the Agricultural Advisory Committee Representative

4. Minutes of the Meeting of October 19, 2022

PUBLIC COMMENT: 15 minutes

The public may speak on any item not on the printed agenda. No action may be taken by the Commission.

PUBLIC HEARING: 6:00 p.m.

NEW ITEMS:

- LEFMAN**, Ordinance for Zone Change RZ22-007 to rezone a 5.29± acre portion of a 25.37± acre parcel from A-10 (General Agricultural, Ten Acre Minimum) to A-20 (General Agriculture, Twenty Acre Minimum) under the Tuolumne County Ordinance Code.

The project site is located at 21778 Fortuna Mine Road, approximately 130± feet northwest of the intersection of Robin Hill Road and Fortuna Mine Road. Within a portion of Section 23, Township 2 North, Range 15 East, Mount Diablo Baseline and Meridian and within Supervisorial District 2. Assessor's Parcel Number 086-070-014.

2. **FOX-YODER, HITES**, Ordinance for Zone Change RZ22-006 to rezone the following:

Assessor's Parcel Number (APN):	Current Zoning	Proposed Zoning	Acre± to be Rezoned
039-440-013 (Parcel 3-Hites)	RE-10 & O	A-10 & O	0.09±
	RE-10	AE-37	0.08±
039-440-015 (Parcel 3A-1 -Yoder)	A-10	AE-37	1.08±
	A-10	RE-10	0.17±

Legend:

RE-10 = Residential Estate, Ten Acre Minimum

A-10 = General Agricultural, Ten Acre Minimum

AE-37 = Exclusive Agricultural, Thirty-Seven Acre Minimum

O = Open Space

The project site is located at 9080 and 9050 Sheppard Ranch Road, approximately 2,400± feet south of the intersection of State Highway 49 and Sheppard Ranch Road. Within a portion of Section 32, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian and within Supervisorial District 5. Assessor's Parcel Numbers 039-440-013 and 039-440-015.

3. **KIRK**, Conditional Use Permit CUP22-005 to allow commercial weddings and events on a 6.18± acre parcel zoned RE-5 (Residential Estate, Five Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code (TCOC). There will be a maximum of 10 events a year and a maximum of 50 guests in attendance for each event.

The project site is located at 19175 Black Oak Road, approximately 1,300± feet southwest of the intersection of Black Oak Road and Soulsbyville Road in the community of Soulsbyville. Within a portion of Section 1, Township 1 North, Range 15 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 3. Assessor's Parcel Number 099-040-016.

The Minutes, Staff Reports, and environmental documents for the items referenced in this Agenda are available for review at the Tuolumne County Community Development Department Monday through Thursday, 8:00 a.m. 3:00 p.m., Fourth Floor, A.N. Francisco Building, 48 Yaney, Sonora, California, and online at www.tuolumnecounty.ca.gov.

Any other materials related to the items referenced in this Agenda that are provided by the County to the Planning Commissioners prior to the meeting are available for review at the Tuolumne County Community Development Department 48 Yaney, Sonora, California, and will be available at the meeting. Any materials provided to the Planning Commissioners during the meeting by the County will be available for review at the meeting, and materials provided by the public will be available for review at the Community Development Department the day following the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (209) 533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28CFR Part 35 ADA Title II).