



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: March 8, 2023
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Zone Change RZ23-002
Assessor's Parcel Number: 033-160-064

48 Yaney Avenue, Sonora
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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: Scot Patterson

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

Zone Change RZ23-002 to rezone a 25.06± acre parcel as follows:

Acres	Existing Zoning	Proposed Zoning
24.06	AE-37	A-20
1.0	AE-37	R-1

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

A-20 = General Agricultural, Twenty Acre Minimum

R-1 = Single Family Residential

Location: The project site is located 200± feet northwest of 10911 Martin Terrace Court in the community of Sonora. Within a portion of Section 26, Township 2 North, and Range 14 East. Within Supervisorial District 1. Assessor's Parcel Number 033-160-064.

Access: Martin Terrace Court

Sewage Disposal Method: TUD

Water Source: TUD

Fire Hazard Rating: Very High Fire Hazard Severity Zone

Additional Information:

1. The proposed Zone Change is in advance of a proposed Lot Line Adjustment between APNs 033-160-064 and 033-490-032, whereby 1.0 acre of land would be taken from APN 033-160-064 and added to APN 033-490-032, currently zoned R-1. The zoning reflected on APN 033-160-064 must be modified to be appropriate for the ultimate Lot Line Adjustment, which due to the reduction in size of APN 033-160-064, would require its remainder of 24.06 acres to be rezoned to A-20, consistent with the minimum parcel size requirements. The general plan designation for both the West and Patterson property is Low Density Residential (LDR), so there is no need for a General Plan Amendment.

Vicinity Map



