



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 10, 2023
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Zone Change RZ23-005 and Conditional Use Permit CUP23-005
Assessor's Parcel Number: 085-330-011

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 Harris

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

1. Zone Change RZ23-005 to rezone a 56.36± acre parcel from RE-2:MX (Residential Estate, Two Acre Minimum:Mobile Home Exclusion Combining), K (General Recreation), R-1:MX (Single-Family Residential:Mobile Home Exclusion Combining) and O (Open Space) to C-K (Commercial Recreational) under Title 17 of the Tuolumne County Ordinance Code (TCOC).
2. Conditional Use Permit CUP23-005 to allow for agricultural processing facilities and activities consisting of a winery and tasting room within the 56.36± acre site.

Location: The project site consists of a 56.36± acre parcel located at 21448 Paseo De Los Portales Road, approximately 1,000 feet north of the intersection of Phoenix Lake Road and Paseo De Los Portales Road, in the community of Sonora. The site is located within a portion of Sections 22 and 23, Township 2 North, Range 15 East, Mount Diablo Baseline and Meridian, and within Supervisorial District 2. Assessor's Parcel Number 085-330-011.

Access: Paseo De Los Portales Rd

Sewage Disposal Method: On Site Sewage Disposal System

Water Source: Well

Fire Hazard Rating: Very High fire hazard severity zone

Additional Information:

1. The proposed Zone Change would be consistent with the existing General Plan land use designation of Parks and Recreation (R/P).
2. The proposed C-K zoning district would allow for general farming and ranching and indoor retail sales and service uses. The Conditional Use Permit would be required to allow for the processing of the grapes as a winery and to allow for service of alcohol within 200 feet of a Residential District.

S:\Planning\PROJECTS\Rezone\2023\RZ23-005 (CUP23-005) Harris - Phoenix Lake Grape Course\Application Review\Harris Stakeholder Notification RZ23-005 and CUP23-005.docx

Project Site

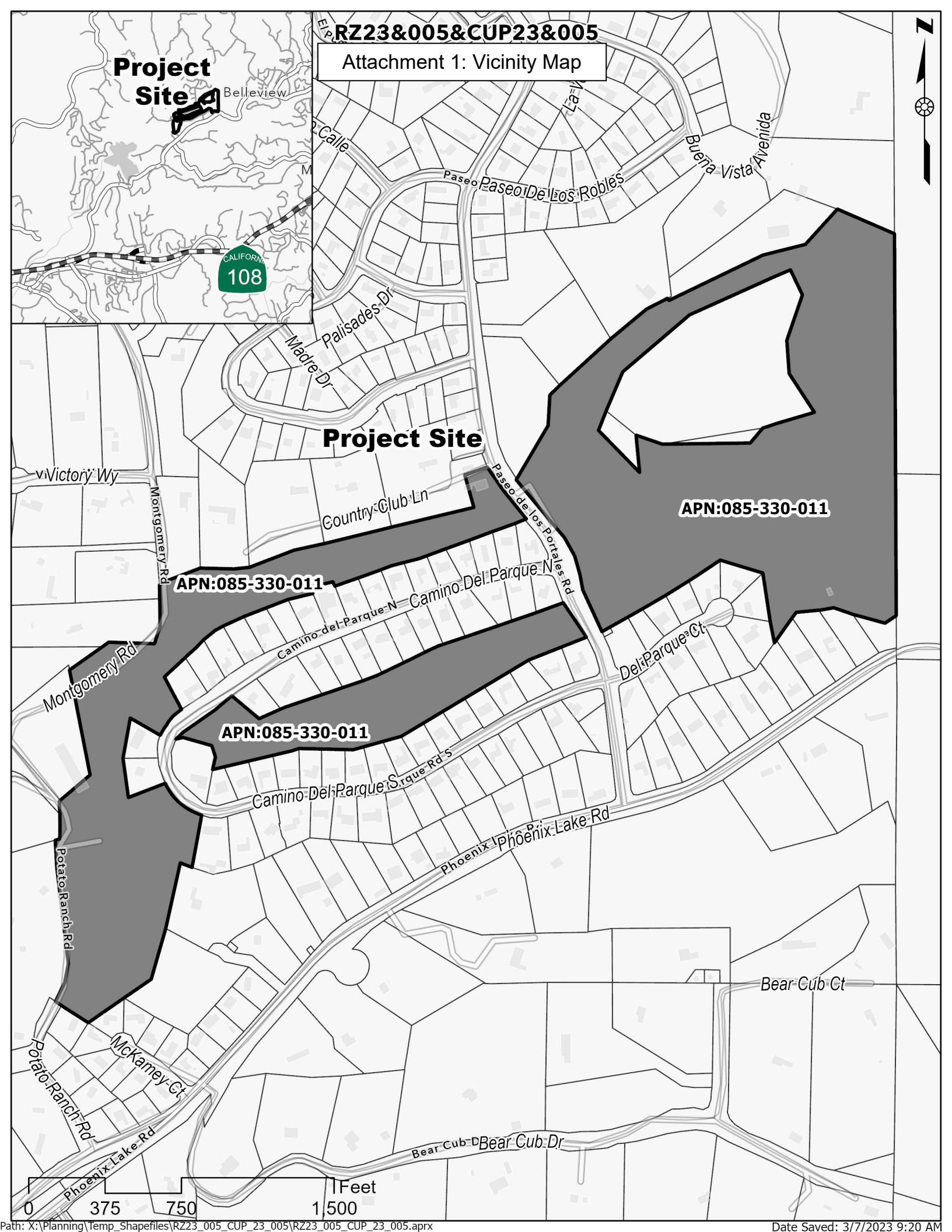


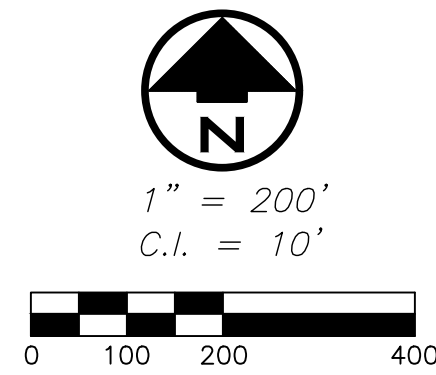
Project Site

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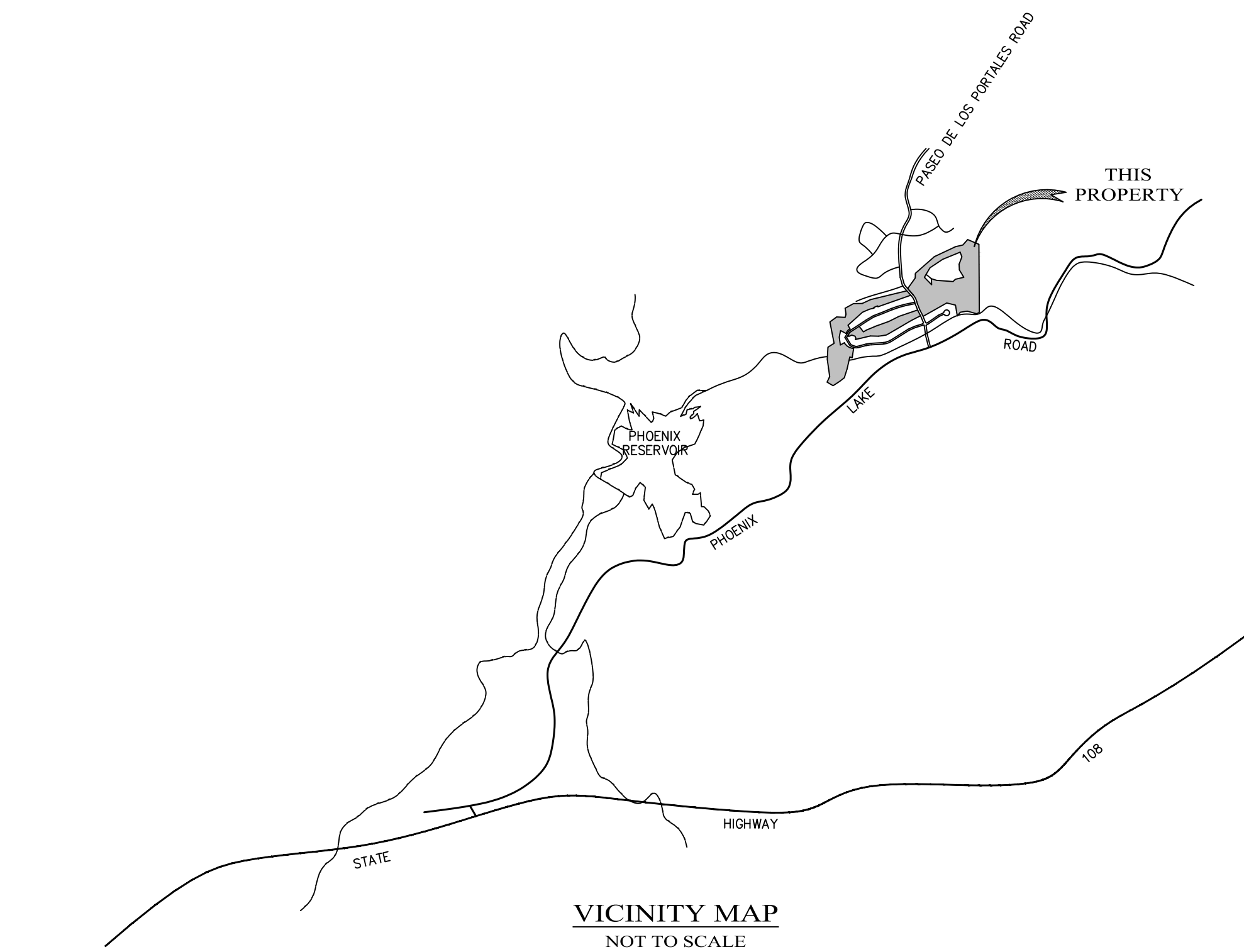


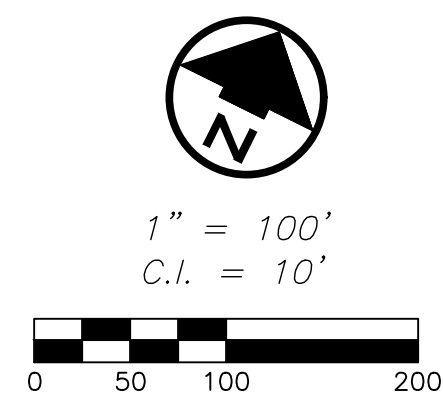
SITE DEVELOPMENT PLAN
for
DAVID HARRIS

BEING A PORTION OF SECTION 22 & 23, T.2 N., R.15 E., M.D.M.
TUOLUMNE COUNTY, CALIFORNIA
21448 PASEO DE LOS PORTALES ROAD - SONORA, CA
OCTOBER 2022

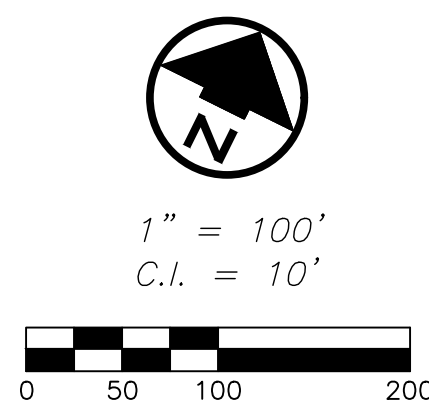
OWNER:	PREPARED FOR:	PREPARED BY:
David Harris 15274 Camino Del Parque Sonora, CA 95370 (209) 532-6491	David Harris 15274 Camino Del Parque Sonora, CA 95370 (209) 532-6491	DELTA ENGINEERING, INC. Robin D. Peters, P.E. RCE No. 58604 33 Main Street Jackson, CA 95642 (209) 223-1441

- GENERAL NOTES
- DEED REFERENCE: INS. NO. 20 22R0000958
 - MAP REFERENCES: N/A
 - ASSESSOR'S PARCEL NUMBER: 085-330-011
 - TOTAL ACREAGE: 56.4± AC.
 - TOTAL NUMBER OF PARCELS: 1
 - EXISTING LAND USE: VACANT
 - PROPOSED LAND USE: VINEYARD DEVELOPMENT & RELATED USES
 - EXISTING ZONING: 0
 - PROPOSED ZONING: C-K
 - EXISTING GENERAL PLAN DESIGNATION: R/P - PARKS AND RECREATION
 - PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
 - WATER SUPPLY: ON-SITE DOMESTIC WELLS
 - SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEM
 - PROPOSED UTILITIES: NO CHANGE
 - POWER: PACIFIC GAS & ELECTRIC CO.
 - TELEPHONE SERVICE: A.T. & T.
 - SCHOOL DISTRICT: SONORA UNION
 - FIRE PROTECTION: TUOLUMNE COUNTY FIRE DEPT.





SITE DEVELOPMENT PLAN FEATURES	
①	VINEYARDS
②	WINERY
③	PARKING, FUTURE
④	PARKING, EXISTING
⑤	EXISTING LAKE (NOT A PART)
⑥	EXISTING DOMESTIC WELL
⑦	EXISTING SEPTIC SYSTEM
⑧	EXISTING BUILDINGS
⑨	CULTURAL RESOURCE AREA (NO DISTURBANCE)



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