



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

48 Yaney Avenue, Sonora
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Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

Date: April 9, 2024
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Tentative Parcel Map T-24-7 (Red Tail Ridge)
Assessor's Parcel Number: 044-010-55, -56, -57, -58, -59, -60, -61, -65

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.

Owner/Applicant: Clark Segerstrom/Tim Haney

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

Tentative Parcel Map T-24-7 to divide a 424.71± acre parcel into nineteen 20± acre parcels.

Location: The project site is located at the northern terminus of High Meadow Drive, approximately 1.7 miles northeast of the Cabezut Road/Greenley Road intersection. Within a portion of Sections 28 and 29, Township 2 North, Range 15 East, Mount Diablo Baseline and Meridian and within Supervisorial District 1. Assessor's Parcel Number 063-130-043.

Access: High Meadow Drive

Sewage Disposal Method: Individual Septic Systems

Water Source: Private Wells

Fire Hazard Rating: Very High

Additional Information:

1. The project site is currently zoned RE-10 (Residential Estate, Ten Acre Minimum), O (Open Space), and O-1 (Open Space- 1) with a Rural Residential (RR) General Plan designation which is consistent with the proposed parcel sizes.
2. The previous subdivision on the property, which was approved by the County in 2011 and revised in 2014, has expired and is no longer in effect. The conditions for that project are not current and this project will receive new conditions of approval, should the County Surveyor approve the parcel map.
3. The proposed project includes building an extension of High Meadow Drive which would provide connectivity between Cabezut Road and Lyons Bald Mountain Road.
4. The current Open Space (O, O-1) zoning would limit tree removal and ground disturbance in

those areas – these areas are marked on the attached and online map.

5. Project maps are available on the project website and at the Community Development Office.

Please return your comments to the CDD by **April 23, 2024**. Please note that all comments that are submitted are part of the public record for the project.

Staff Contact: Joshua Wozynski
Phone: (209) 533-5625
Email: jwozynski@co.tuolumne.ca.us

AGENCY/INDIVIDUAL: _____

COMMENTS: _____

Per Tuolumne County Ordinance Code, the CDD will only be notifying property owners within 1,000 feet via mail of future public hearings and will not notify individuals or agencies via email. The notification link above is the only way to request and receive email notifications.

To ensure future public hearing notifications are received, please utilize the link below to sign up on the Tuolumne County Notify Me Page to receive notices via email:

<https://www.tuolumnecounty.ca.gov/list.aspx>

Signed by: _____

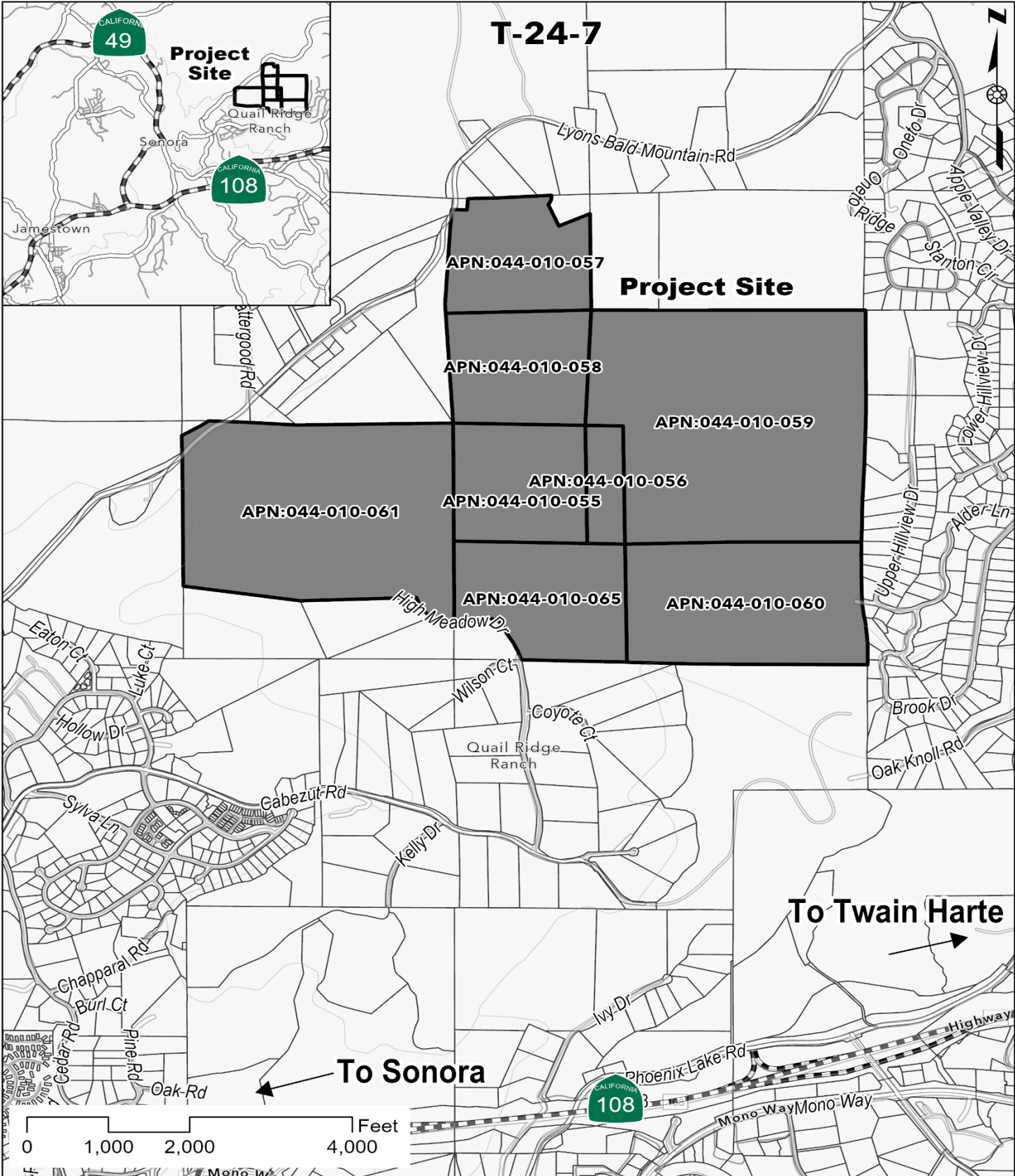
Agency: _____

Date: _____

S:\Planning\PROJECTS\TSM\2024\TSM24-7 Red Tail Ridge\Application Review\Stakeholder Notification.docx

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
	

Vicinity Map



Proposed Parcel Map

REVISIONS:		
REV	DATE	DESCRIPTION
1	04/01/2024	ADDED ROAD AND PUBLIC UTILITY EASEMENT PER DOC. # 2018010134

OWNER & SITE INFORMATION

OWNERS: RED TAIL RIDGE, INC.
CONTACT: CLARK SEGERSTROM
 84 N WASHINGTON ST.
 SONORA, CA 95370
 (209) 532-7400

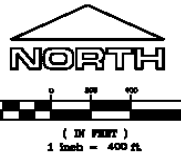
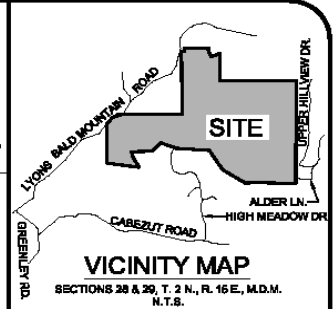
APN: 044-010-055, -56, -57, -58, -59, -60, -61, -65
SITE ADDRESS: HIGH MEADOW DRIVE, SONORA, CA 95370
EXISTING LOT SIZE: ± 424.71 ACRES
DEED: DOC. # 2018010134
MAP OF RECORD: 63 PM 37
SEWER: INDIVIDUAL SEPTIC SYSTEM
WATER: PRIVATE WELLS
EXISTING ZONING: RE-10 & O & O-1
GENERAL PLAN: RR

NOTES

- 1) - ALL BEARINGS AND DISTANCES SHOWN ARE RECORD UNLESS OTHERWISE NOTED.
- 2) - AN EASEMENT WAS GRANTED TO POLE FOR A POLE LINE PER 38 OR 284.
- 3) - AN EASEMENT WAS GRANTED TO PT&T FOR POLE LINES PER 51 OR 367, 51 OR 418, 208 OR 428 AND 214 OR 190.
- 4) - AN EASEMENT WAS GRANTED TO TUOLUMNE COUNTY FOR THE 18 FOOT WIDE SHAW'S FLAT DITCH PIPELINE PER 1136 OR 51.
- 5) - AN EASEMENT WAS GRANTED TO SIERRA SAN FRANCISCO POWER COMPANY FOR ELECTRIC TRANSMISSION LINES PER 65 D 334.
- 6) - COVENANTS, CONDITIONS & RESTRICTIONS EXIST PER DOC. # 2023009171
- 7) - THIS APPLICATION IS EXEMPT FROM THE REQUIREMENTS OF A TENTATIVE OR FINAL SUBDIVISION MAP PER S.M.A. SECTION 89428 (B) BUT IS SUBJECT TO 89428 (F) FOR PARCEL MAPS.

LEGEND

- - 1/2" IRON PIPE TAGGED L.S. 6805 PER 63 PM 37
- - 1/2" IRON PIPE TAGGED L.S. 6805 PER 62 PM 65
- ▲ - 1/2" IRON PIPE TAGGED L.S. 6805 PER 63 PM 32
- ▲ - FOUND MONUMENT AS NOTED
- (M) - MEASURED
- (R1) - RECORD PER 63 PM 37
- (R2) - RECORD PER 62 PM 65
- OPEN SPACE ZONING PER ORD. NO. 3171



JOB NO.	DRAWN BY:	DRAWING NAME:	DATE:
8325-3	TAH	REBUS-4	04/01/2024



105 SOUTH STEWART STREET, SONORA, CA, 95370
 T: 209 532 5173 F: 209 532 5220

*** AMENDED ***
VESTING TENTATIVE
PARCEL MAP

BEING A DIVISION OF PARCEL MAP 242 AS SHOWN IN BOOK 83 OF PARCEL MAPS AT PAGE 37, ON FILE IN THE OFFICE OF THE TUOLUMNE COUNTY RECORDER, LYING WITHIN PORTIONS OF SECTION 28 AND SECTION 29, TOWNSHIP 2 NORTH, RANGE 16 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED AREA OF TUOLUMNE COUNTY, STATE OF CALIFORNIA.