



# COMMUNITY DEVELOPMENT DEPARTMENT

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

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## **Supervisor District #5: Brandon**

Date: July 10, 2025  
To: Interested Stakeholder  
From: Tuolumne County Community Development Department  
RE: LUNR-25-8

Assessor's Parcel Numbers: 003-031-017

The Community Development Department appreciates your participation in the land development process in Tuolumne County. Your early input aids in identifying and addressing potential issues and supports an informed project review.

### **Applicant/Owner:**

**Project:** Site Development Permit and Conditional Use Permit LUNR-25-8 to allow for a 22,000± square foot health care facility providing behavioral health, family medicine, urgent care services and associated infrastructure on a 1.8-acre site.

**Location:** The project site is located at 18530 Fifth Avenue in Jamestown, northwest of the intersection of Fifth Avenue and State Highway 108/49. Assessor's Parcel Numbers 003-031-017.

**Zoning:** C-1:D (General Commercial: Design Control Combining)

**General Plan:** GC (General Commercial) and HC (Heavy Commercial)

**Access:** Fifth Avenue

**Sewage Disposal Method:** Jamestown Sanitary District

**Water Source:** Tuolumne Utilities District

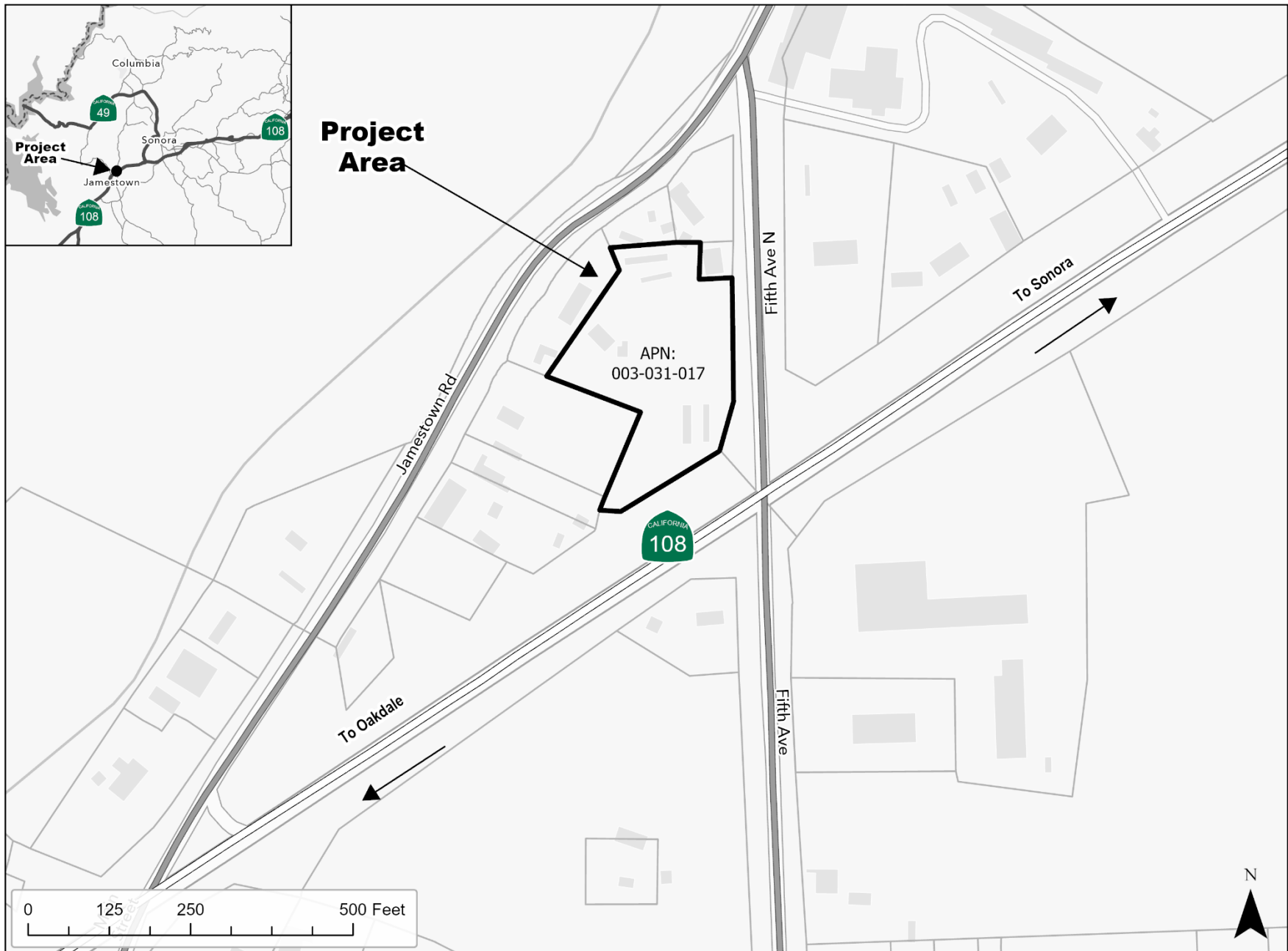
**Fire Hazard Rating:** High

Please return your comments to the CDD by **July 24, 2025**.

**Staff Contact:** Natalie Rizzi  
Phone: (209) 533-5936  
Email: [nrizzi@co.tuolumne.ca.us](mailto:nrizzi@co.tuolumne.ca.us)

# Attachment 1: Vicinity Map

LUNR 25-8

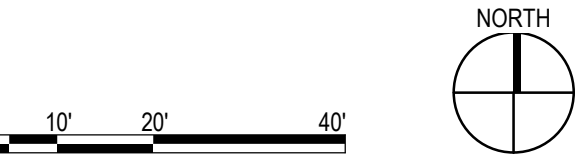






# PROPOSED SITE PLAN

MATHIESEN MEMORIAL HEALTH & WELLNESS CENTER    MARCH 10, 2025  
18530 FIFTH AVE NORTH, JAMESTOWN, CA 95327



LIONAKIS