



COMMUNITY DEVELOPMENT DEPARTMENT

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

Supervisor District #2: Ryan Campbell

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Date: July 17, 2025
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Tentative Parcel Map: T-25-11

Assessor's Parcel Numbers: 038-290-002

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.

Owner: Ralph H Bader

Applicant: John Gnipp

Project: Tentative Parcel Map T-25-11 to divide an approximately 3-acre parcel zoned Single Family Residential (R-1) and Medium Density Residential (R-2) into two (2) parcels.

Location: The project location is 20396 N. Sunshine Road, Sonora, CA, within a portion of Section 25, Township 2 North, Range 15 East, Mount Diablo Baseline and Meridian. The site is situated within Supervisorial District 2.

Additional Information:

Ordinance 1339, passed on June 26, 1984, divided the parcel into two zoning districts. This Tentative Parcel Map project proposes to divide the parcel by the established zoning districts. The Ordinance Map is shown below in Attachment #3.

Zoning: R-1 & R-2

General Plan: Low-Density Residential

Access: North Sunshine Road

Sewage Disposal Method: TUD

Water Source: TUD

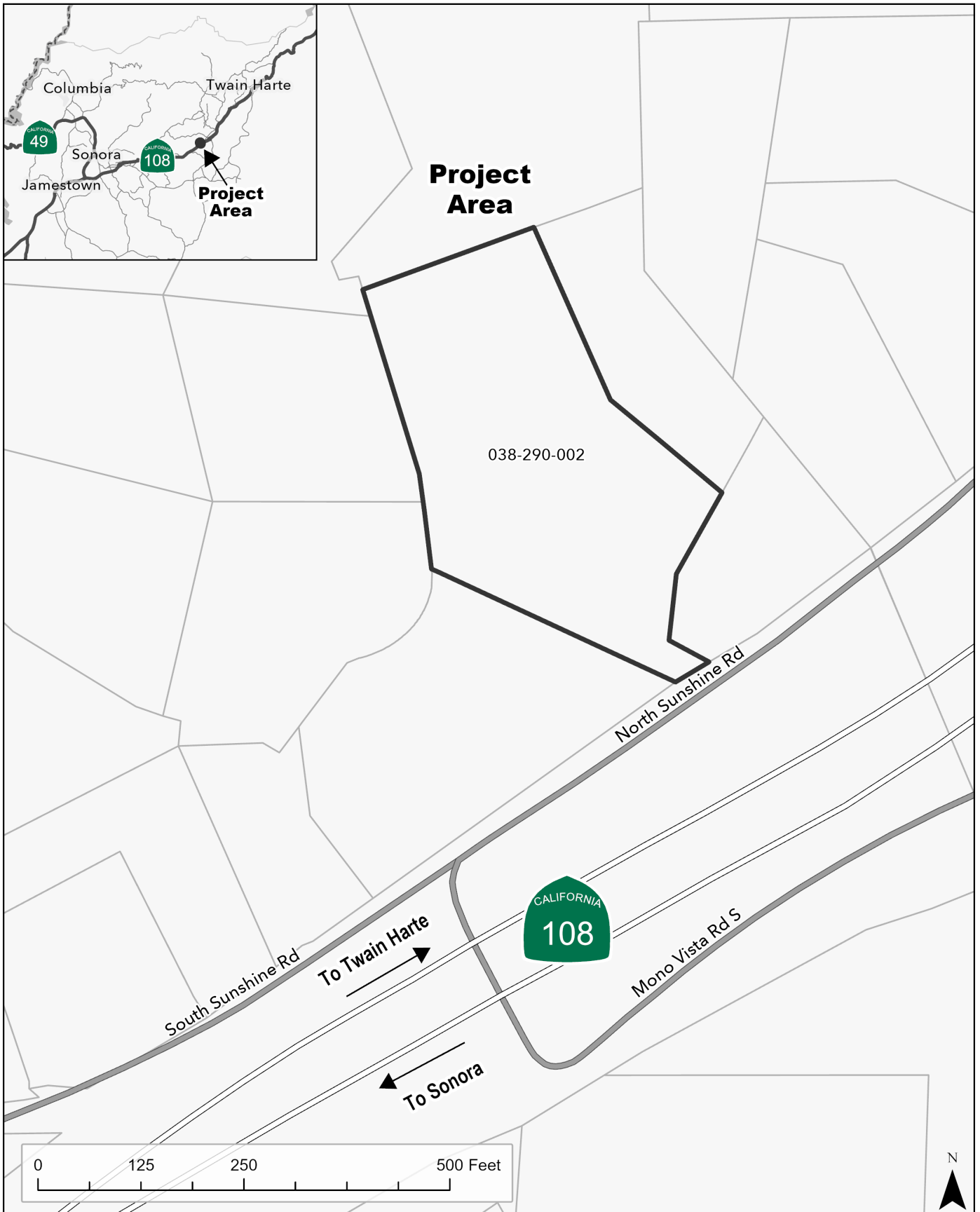
Fire Hazard Rating: High

Please return your comments to the CDD by **August 7, 2025**.

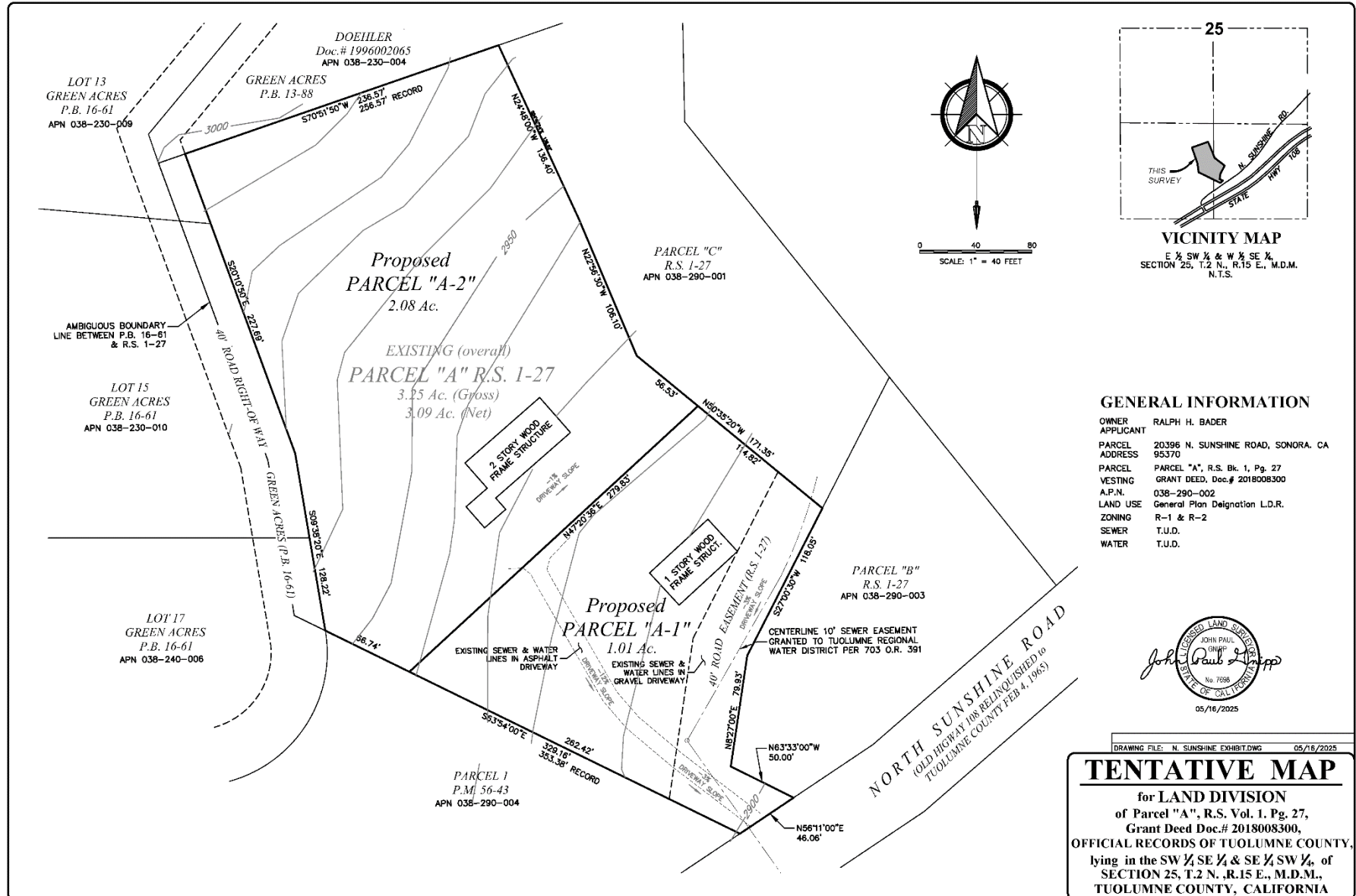
Staff Contact: Clark Sintek
Phone: (209) 533-5614
Email: csintek@co.tuolumne.ca.us

Attachment 1: Vicinity Map

T 25-11



Attachment 2: Site Plan



SE 1/4 & SW 1/4 SEC. 25, 2N15

BADER

T-
APN 038-290-002

