



COMMUNITY DEVELOPMENT DEPARTMENT

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

Supervisor District #4: Stephen Grier

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www.tuolumnecounty.ca.gov

Date: August 11, 2025
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: LUNR-25-12

Assessor's Parcel Numbers: 064-162-002, -003, -005, -014, -015

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: David Ragland for Lee Moyle (Moyle Properties LP / Moyle Livestock LP)

Project: The Community Development Department (CDD) has received a Rezone application LUNR-25-12. The proposed rezoning would consist of the following zoning adjustments to portions of the parcels below:

APN:	Acreage of Rezone	Current Zoning	Proposed Zoning
064-162-002	0.37±	RE-1	RE-2
064-162-003	0.28±	RE-2	RE-5
064-162-005	0.2±	RE-1	RE-5
064-162-014 064-162-015	22.19±	A-20	RE-5

Location: The project site is located at 13515 Red Hills Road in the community of Chinese Camp. The project site is approximately 230± feet southeast of the intersection of Red Hills Road and Maiden Lane, within a portion of Sections 9 and 10, Township 1 South, Range 14 East, Mount Diablo Baseline and Meridian. The site is situated within Supervisorial District 4.

Additional Information:

1. The applicant is proposing a series of lot line adjustments to achieve the lot configuration as identified with Attachment 2.
2. Exhibit maps are reviewed and approved by the County Surveyor (209-533-5626).
3. The applicant is proposing a rezone as identified in Attachment 3 and as depicted in the table above.

Zoning: RE-1 (Residential Estate One Acre Minimum) / RE-2 (Residential Estate Two Acre Minimum) / A-20 (General Agricultural Twenty Acre Minimum) / R-1 (Single Family Residential)

General Plan: Low Density Residential (LDR) and Rural Residential (RR)

Access: Red Hills Road and Maiden Lane

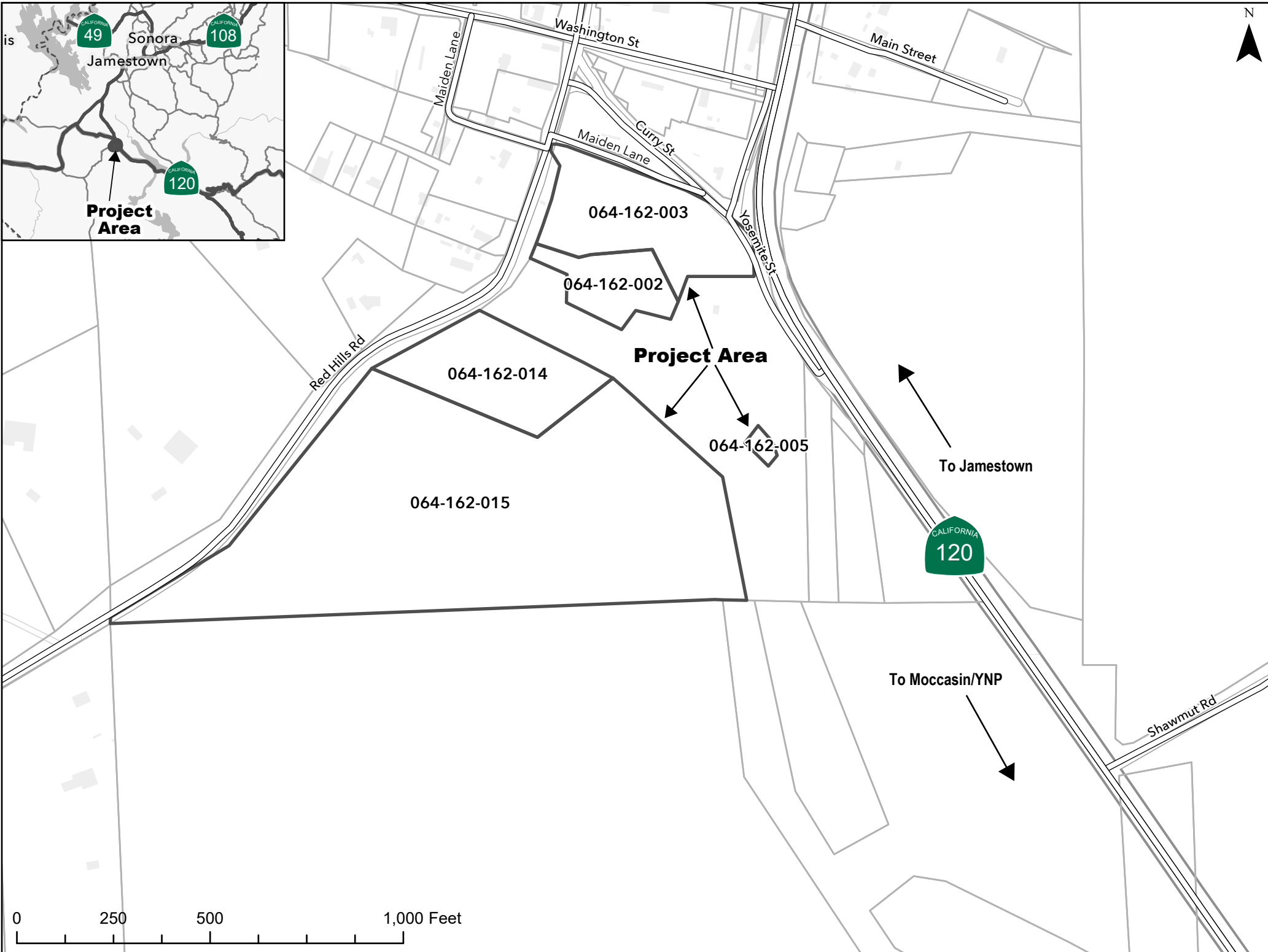
Sewage Disposal Method: Private

Water Source: Private

Fire Hazard Rating: High

Please return your comments to the CDD by **August 25, 2025**.

Staff Contact: Cheydi Smith
Phone: (209) 533-5613
Email: clsmith@co.tuolumne.ca.us



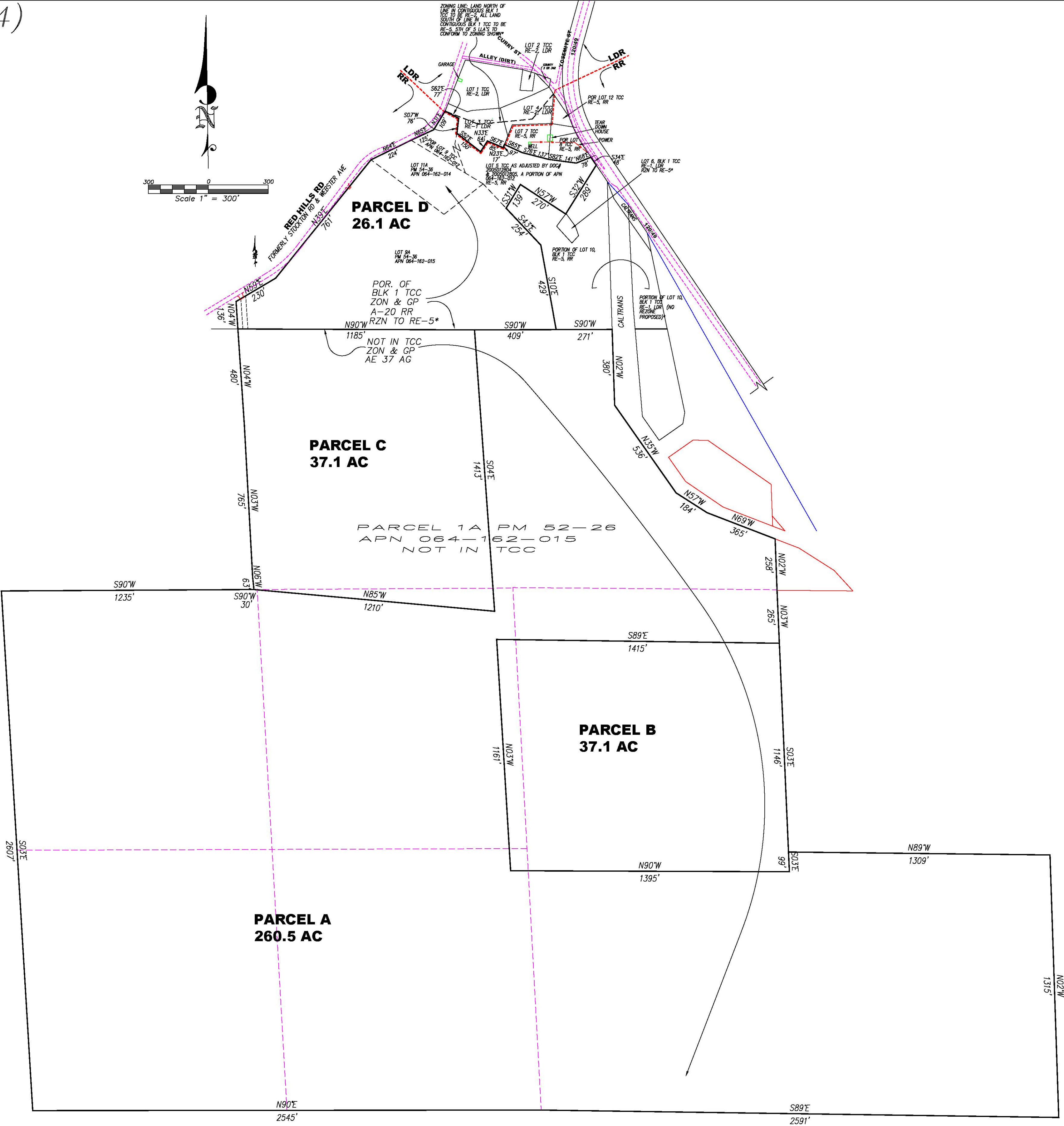
UPDATED EXHIBIT MAP 1 (T-25-4)
VER 05/07/2025

A LOT LINE ADJUSTMENT AMONG
1) PARCEL 1A OF PM 52-26
2) LOT 9A OF PM 54-36 IN BLOCK 1 OF TCC
(REZONE TO RE-5)*
3) LOT 11A OF PM 54-36 IN BLOCK 1 OF TCC
(REZONE TO RE-5)*, AND
4) LOT 9 IN BLOCK 1 OF TCC MINUS DOC#
2005012804 PLUS DOC# 2005012805, IN THE
UNINCORPORATED AREA OF TUOLUMNE COUNTY,
CALIFORNIA.

FOUR VACANT PARCELS

TCC = TOWNSITE OF CHINESE CAMP
* = SEE CONCURRENT REZONE APPLICATION

SUBJECT PARCELS VESTING:
MOYLE PROPERTIES, LP PER DOC# 2023005839 AND
MOYLE LIVESTOCK, LP PER DOC# 2020000043, 2020000045



David Ragland

NO.	DATE	DESCRIPTION
3	03/05/25	CORRECTED ZONING PER PLANNER & NOTED NEED FOR REZONING

REVISIONS

David Ragland
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Email: dragland@mlode.com
Drafted by O. Ragland

JOB #
23-47



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UPDATED EXHIBIT MAP 2 (T-25-5)

VERSION 05/07/2025

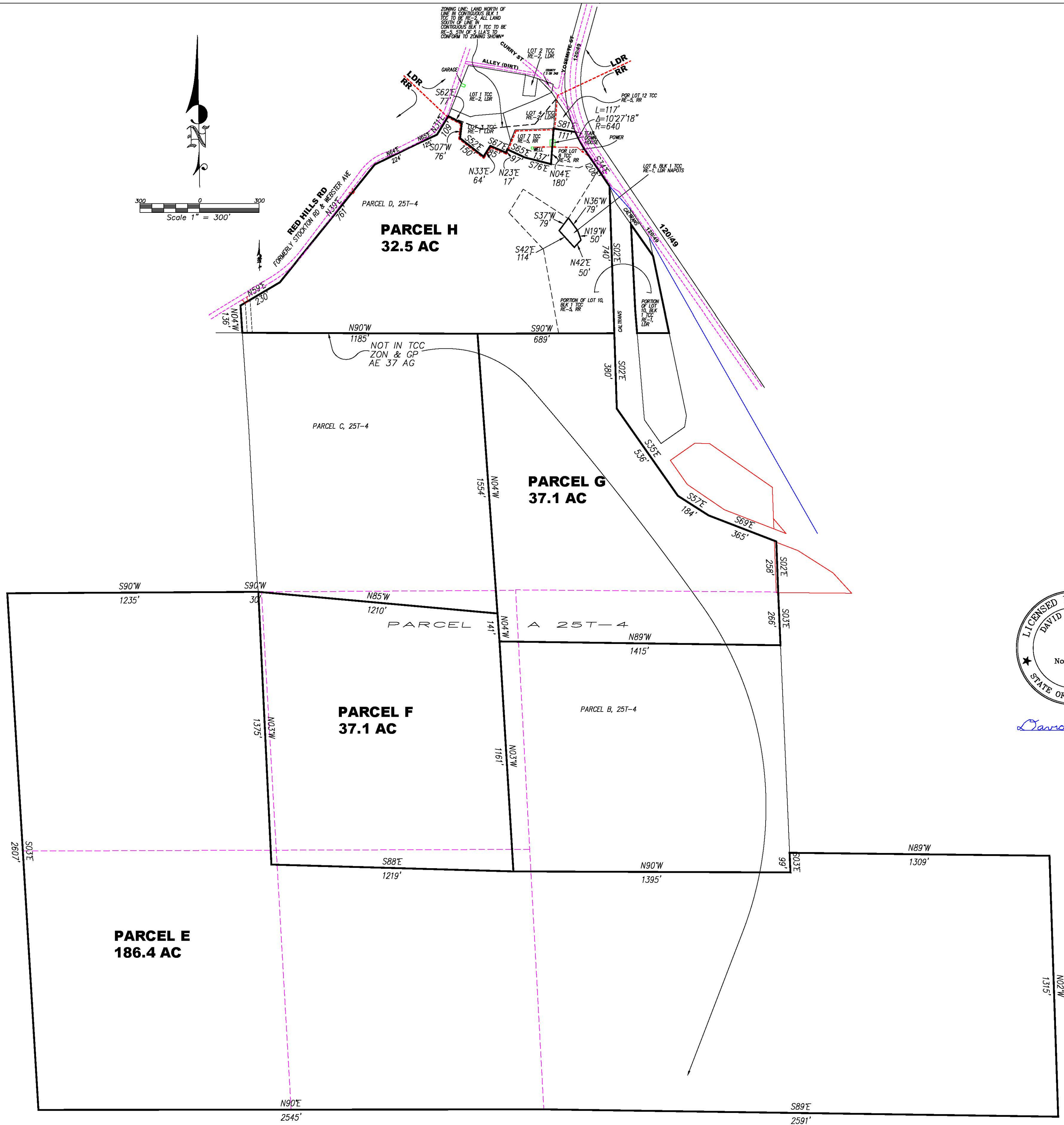
A LOT LINE ADJUSTMENT AMONG

- 1) PARCEL A OF APPLICATION T25-4
- 2) PARCEL D OF APPLICATION T25-4
- 3) LOT 10 MINUS PORTIONS CONVEYED TO CALTRANS IN 303 OR 114 AND MINUS 2005012803, IN BLOCK 1 OF TCC.
- 4) LOT 8 IN BLOCK 1 OF TCC MINUS PORTIONS CONVEYED TO CALTRANS, IN THE UNINCORPORATED AREA OF TUOLUMNE COUNTY, CALIFORNIA.

THREE VACANT PARCELS
TEAR-DOWN HOUSE ON LOT 8

TCC = TOWNSITE OF CHINESE CAMP

SUBJECT PARCELS VESTING:
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MOYLE LIVESTOCK, LP PER DOC# 2020000043, 2020000045



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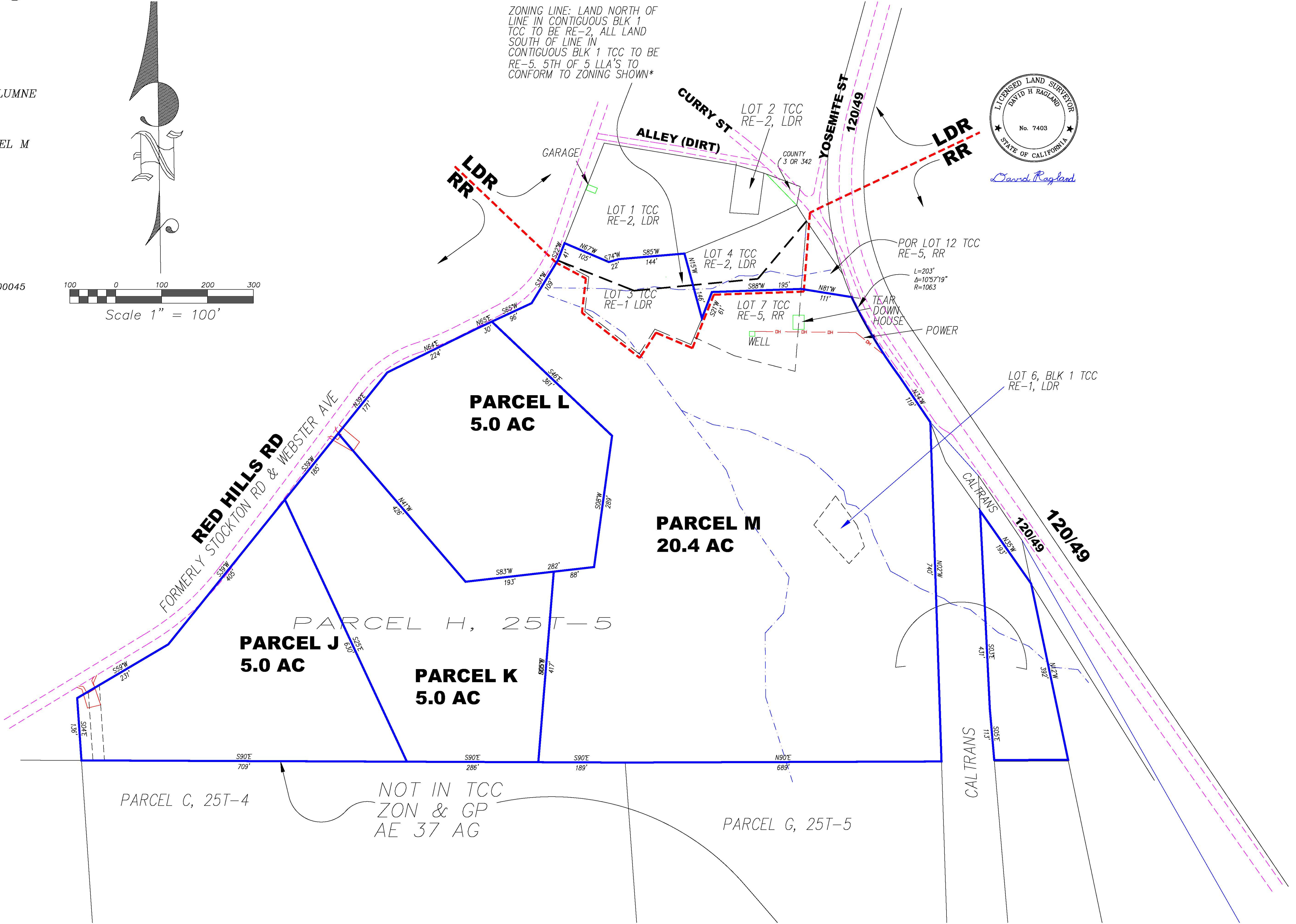
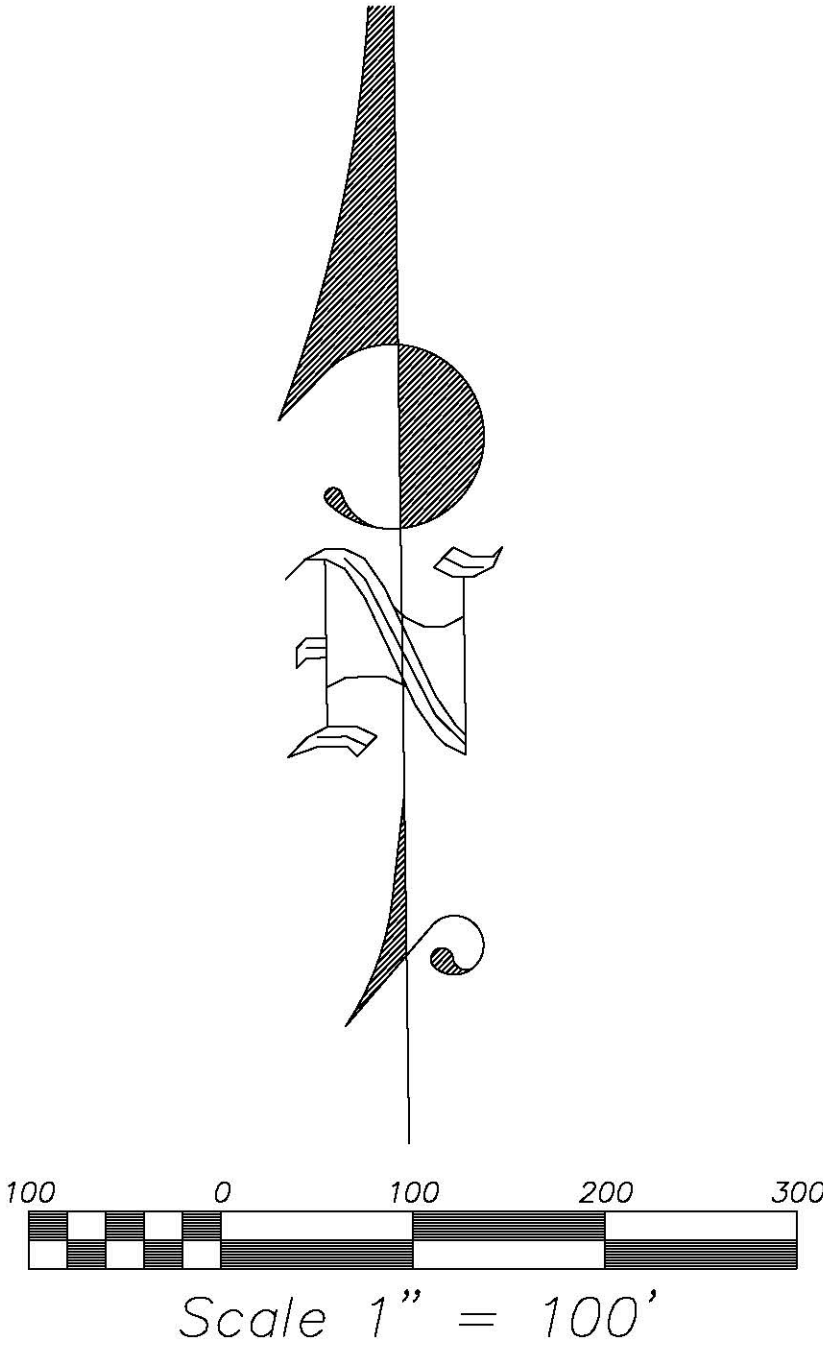
DRAFT EXHIBIT MAP 3

VERSION 05/07/2025
A LOT LINE ADJUSTMENT AMONG
1) PARCEL H OF APPLICATION T25-5
2) LOT 3, BLOCK 1 OF TCC
3) LOT 6, BLOCK 1 OF TCC.
4) LOT 7, BLOCK 1 OF TCC.
IN THE UNINCORPORATED AREA OF TUOLUMNE
COUNTY, CALIFORNIA.

THREE VACANT PARCELS
TEAR-DOWN HOUSE ON PROPOSED PARCEL M

TCC = TOWNSITE OF CHINESE CAMP

SUBJECT PARCELS VESTING:
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MOYLE LIVESTOCK, LP PER DOC# 2020000043, 2020000045



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DRAFT EXHIBIT MAP 4

VERSION 05/07/2025

A LOT LINE ADJUSTMENT AMONG

1) PARCEL M OF MAP 3

2) LOT 1, BLOCK 1 OF TCC

3) LOT 2, BLOCK 1 OF TCC.

4) LOT 4, BLOCK 1 OF TCC.

IN THE UNINCORPORATED AREA OF TUOLUMNE COUNTY,
CALIFORNIA.

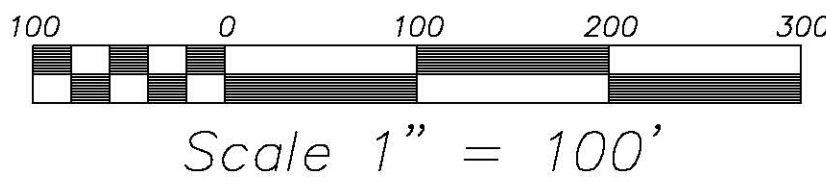
TWO VACANT PARCELS

TEAR-DOWN HOUSE AND GARAGE ON PROPOSED PARCEL R

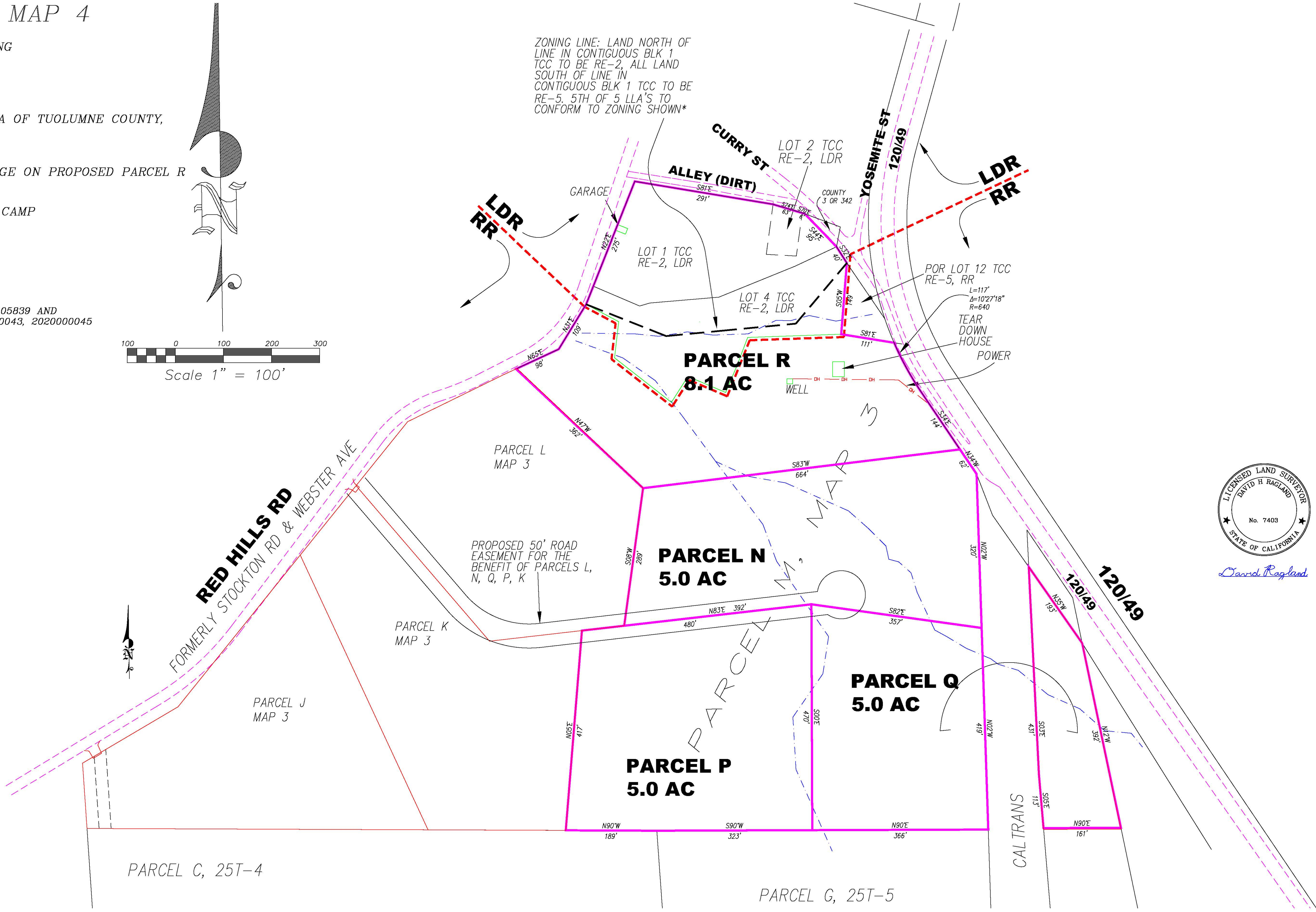
TCC = TOWNSITE OF CHINESE CAMP

SUBJECT PARCELS VESTING:

MOYLE PROPERTIES, LP PER DOC# 2023005839 AND
MOYLE LIVESTOCK, LP PER DOC# 2020000043, 2020000045



ZONING LINE: LAND NORTH OF
LINE IN CONTIGUOUS BLK 1
TCC TO BE RE-2, ALL LAND
SOUTH OF LINE IN
CONTIGUOUS BLK 1 TCC TO BE
RE-5. 5TH OF 5 LLA'S TO
CONFORM TO ZONING SHOWN*



David Ragland

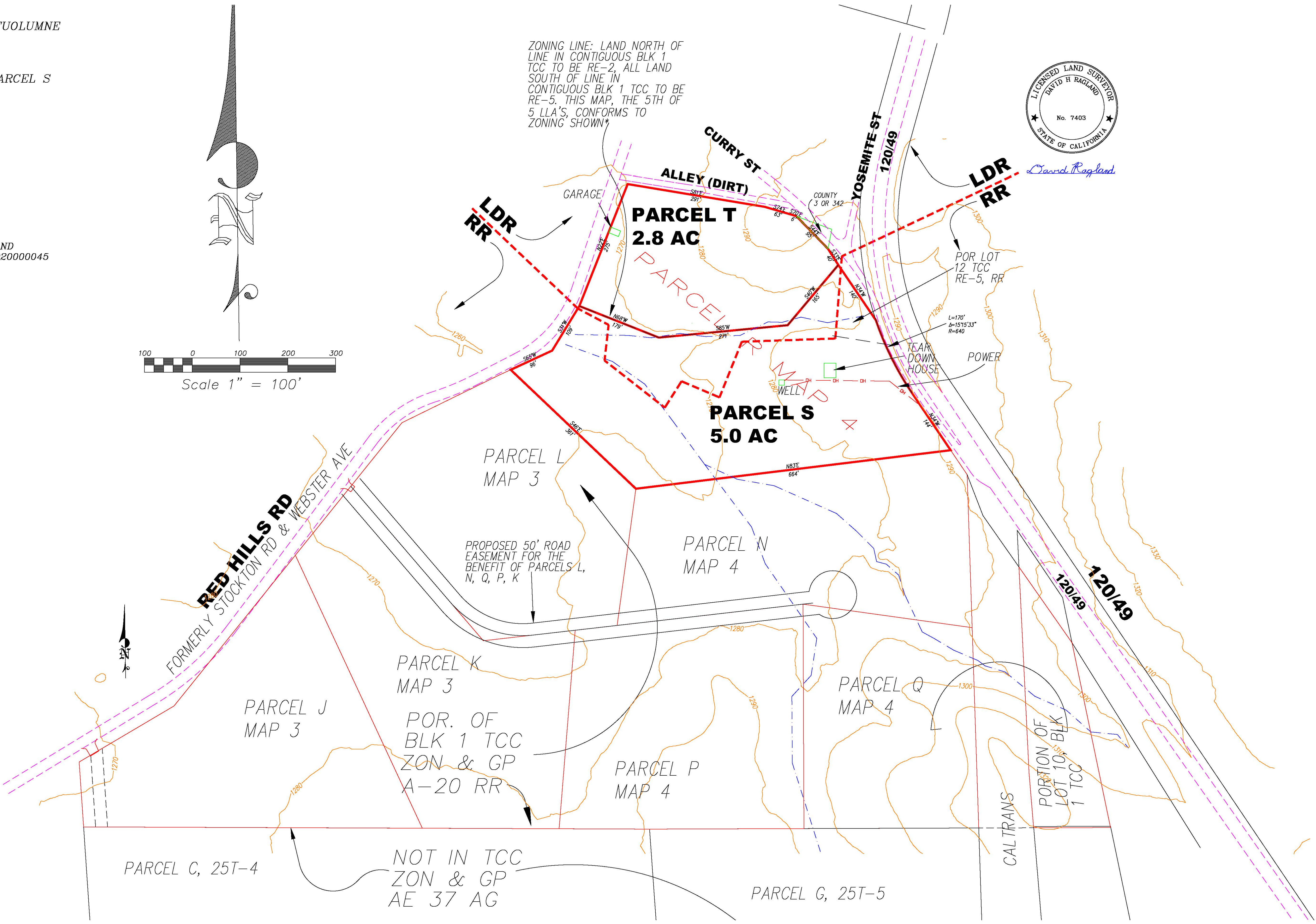
DRAFT EXHIBIT MAP 5

VERSION 05/07/2025
A LOT LINE ADJUSTMENT AMONG
1) PARCEL R OF MAP 4
2) POR. LOT 12, BLOCK 1 OF TCC.
IN THE UNINCORPORATED AREA OF TUOLUMNE
COUNTY, CALIFORNIA.

GARAGE ON PROPOSED PARCEL T
TEAR-DOWN HOUSE ON PROPOSED PARCEL S

TCC = TOWNSITE OF CHINESE CAMP

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MOYLE LIVESTOCK, LP PER DOC# 2020000043, 2020000045



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R

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EXHIBIT MAP REZONE

VERSION 05/06/2025
FOR LOT LINE ADJUSTMENTS, ZONING
SHOWN CONFORMS TO 5TH OF 5 LLA'S

- 1) A-20 TO RE-5
- 2) RE-2 TO RE-5
- 3) RE-1 TO RE-5
- 4) RE-1 TO RE-2

IN THE TOWNSITE OF CHINESE CAMP,
UNINCORPORATED AREA OF TUOLUMNE
COUNTY, CALIFORNIA.

TCC = TOWNSITE OF CHINESE CAMP
SUBJECT PARCELS VESTING:
MOYLE PROPERTIES, LP PER DOC#
2023005839 AND
MOYLE LIVESTOCK, LP PER DOC#
2020000043, 2020000045

TYP AP
NUMBERS
064-162-XXX

