



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Supervisor District 5: Jaron

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

Date: **Brandon** April 21, 2025
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Rezone LUNR-25-7
Assessor's Parcel Number (APN): 059-020-068, 59-710-001, -002, -025, -027, -028 and
and Phase 1 of the Valley Vista Subdivision (see attached map)

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: Ron Kopf

Owner: Valley Vista Property Investment

Project: The Community Development Department (CDD) has received an application for Rezone LUNR-25-7. The proposed rezoning would adjust the designated Open Space acreage to align with the configuration shown on the approved Final Subdivision Map for the Valley Vista Phase 1 project, approved by the Board of Supervisors in December 2023. Specifically, approximately 5.41 acres of existing Open Space, depicted in blue on the attached map, are proposed for removal, while approximately 3.54 acres of new Open Space zoning, shown in orange, would be added. This results in a net reduction of approximately 1.87 acres of Open Space across the 92.7± acre site. The Final Map identifies a total of approximately 27 acres of Open Space, distributed among the following lots:

Lot	Open Space Acreage	Lot	Open Space Acreage
Lot A	0.81	Lot G	0.25
Lot B	7.24	Lot P	7.29
Lot C	1.05	Lot Q	1.99
Lot E	3.87	Lot U	0.37
Lot F	3.33	Lot 75	0.85

Location: The project site is located approximately 650 feet north of the intersection of Charbroullian Lane and State Highway 108, within a portion of Section 2, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian. The site is situated within Supervisorial District 5.

Additional Information:

Following implementation of the project and approval of the Final Map, minor discrepancies were identified between the Open Space zoning boundaries established under a previously approved

project in 2010 and the Open Space zoning configuration shown on the Final Map approved in December 2023.

- The proposed rezoning is intended to align the Open Space zoning on the property with the configuration depicted on the 2023 Final Map, as approved by the Board of Supervisors.
- The project will result in a minor net reduction of Open Space zoning on the site, totaling approximately 1.87 acres. This change reflects minor lot line adjustments between the earlier project and the Valley Vista subdivision approved in 2023.

Zoning: Single Family Residential, Mixed Use, General Recreation, & Open Space

General Plan: Low Density Residential , Parks & Recreation , Mixed Use

Access: Golf Links Road

Fire Hazard Rating: High

Sewage Disposal Method: TUD

Water Source: TUD

School District: Jamestown Elementary & Sonora Union High School

Please return your comments to the Community Development Department by **May 7th, 2025**.

Staff Contact: Clark Sintek, Planner II

Phone: (209) 533-5614

Email: csintek@co.tuolumne.ca.us

AGENCY: _____

COMMENTS: _____

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LUNR 25-7



