



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 #: Kirk

Date: August 18, 2025
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: LUNR-25-15

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

Assessor's Parcel Numbers: 062-550-007

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: James Wilkinson

Project: Zone Change LUNR-25-15 to rezone an approximately 0.58± acre portion of a 5.9± acre parcel from RE-2 (Residential Estate, Two Acre Minimum) to RE-5 (Residential Estate, Five Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code.

Location: The project site is located along Mira Monte Road in Tuolumne, approximately half a mile from the intersection of Mira Monte Road and Buchanan Road. Assessor's Parcel Number 062-550-006.

Additional Information:

1. The Zone Change is required to allow for a Lot Line Adjustment to adjust the 0.58-acre portion from APN 062-550-007 to APN 062-550-006.

Zoning: RE-2

Proposed Zoning: RE-5

General Plan: ER

Access: Mira Monte Road

Sewage Disposal Method: Private Septic

Water Source: Public

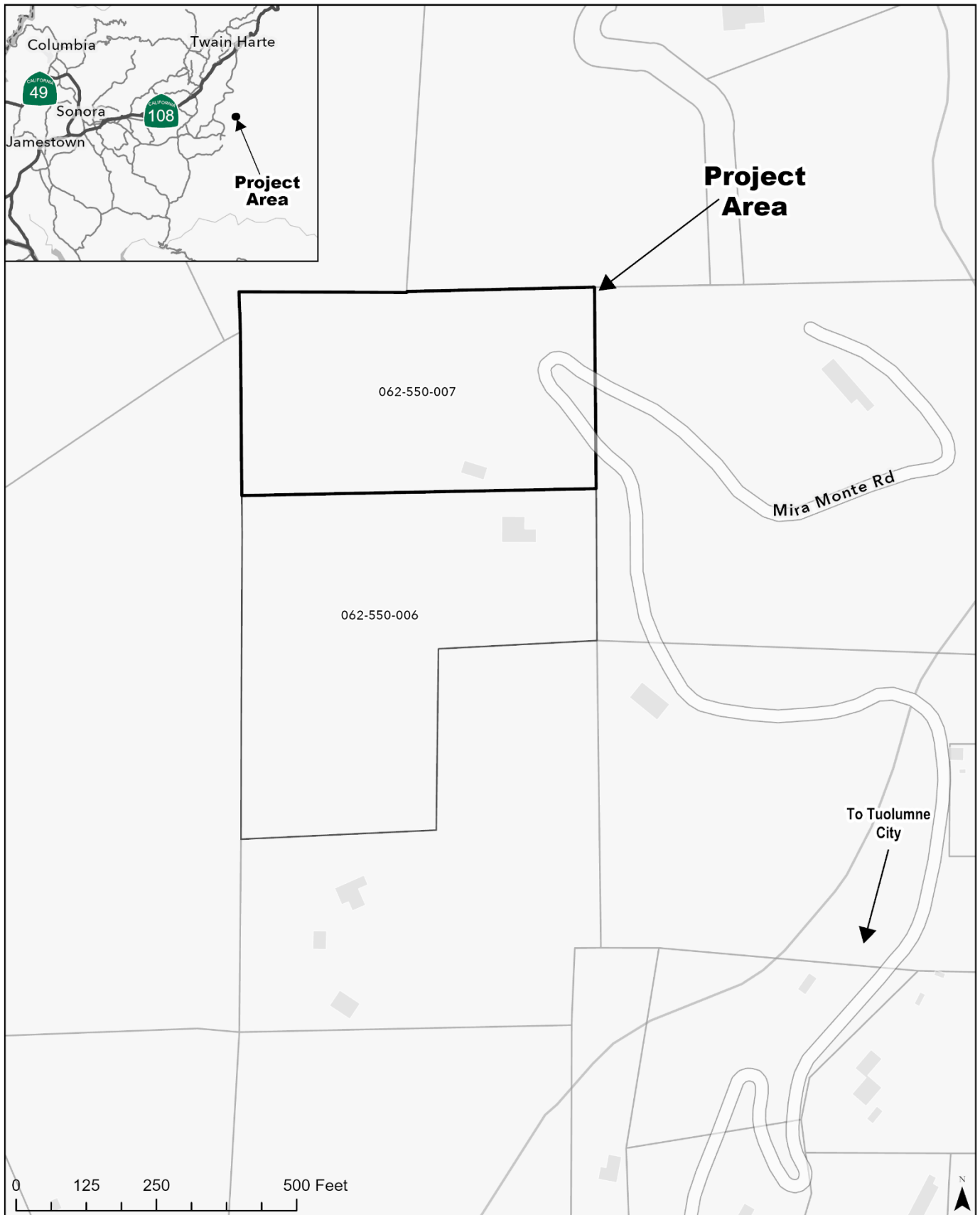
Fire Hazard Rating: Very High

Please return your comments to the CDD by **September 1, 2025**.

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

Attachment 1: Vicinity Map

LUNR 25-15



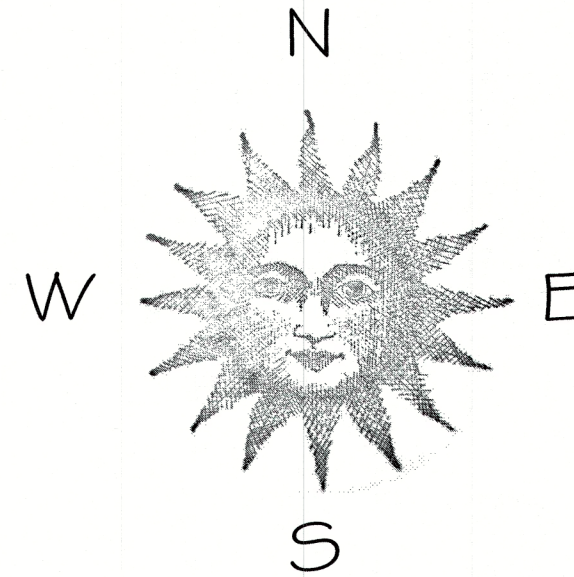
LEGEND:

- MONUMENTS OF RECORD PER RS 39-80
- (a) RECORD DATA PER RS 39-80
- (calc.) CALCULATED DATA THIS MAP
- (m) MEASURED DATA THIS MAP
- RS RECORD OF SURVEY, TUOLUMNE COUNTY RECORDS

NOTES:

NOTE 1: THE PURPOSE OF THIS MAP IS TO ADJUST THE PROPERTY LINE BETWEEN _____ AND _____ PER RS 39-80

NOTE 2: ALL DIMENSIONS SHOWN ON THIS MAP ARE PROVIDED FROM RECORD DATA PER RS 39-80



SCALE: 1"=100'

EXHIBIT

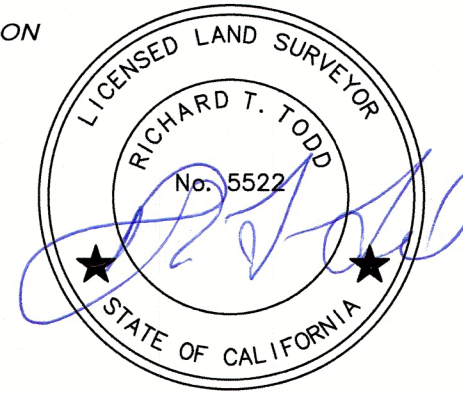
TENTATIVE PARCEL MAP

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF GOVERNMENT "LOT 8" LOCATED IN THE UNINCORPORATED AREA OF TUOLUMNE COUNTY SECTION 33, T.2 N., R.16 E., M.D.B&M.

TUOLUMNE COUNTY

CALIFORNIA
MAY 2025

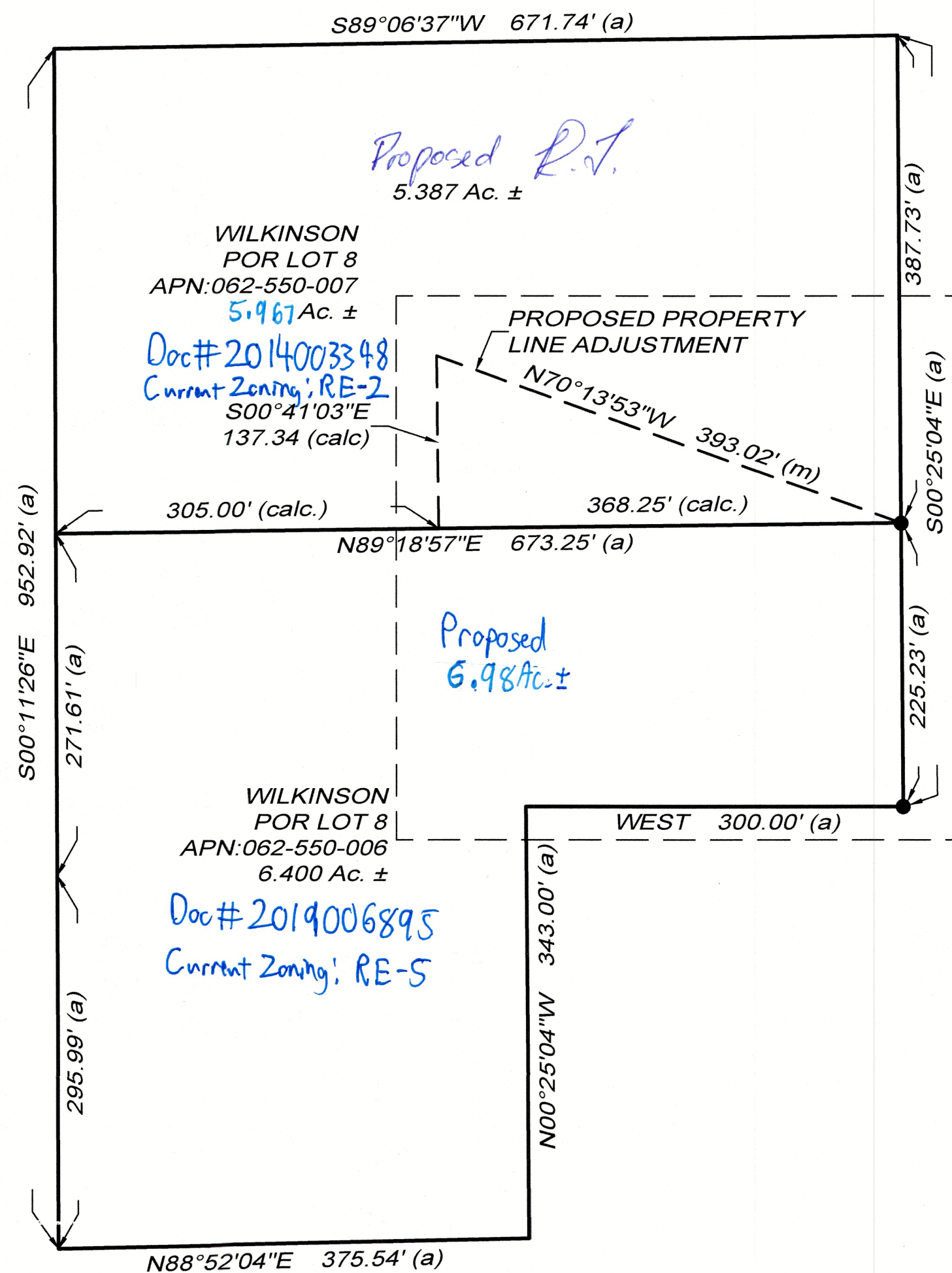
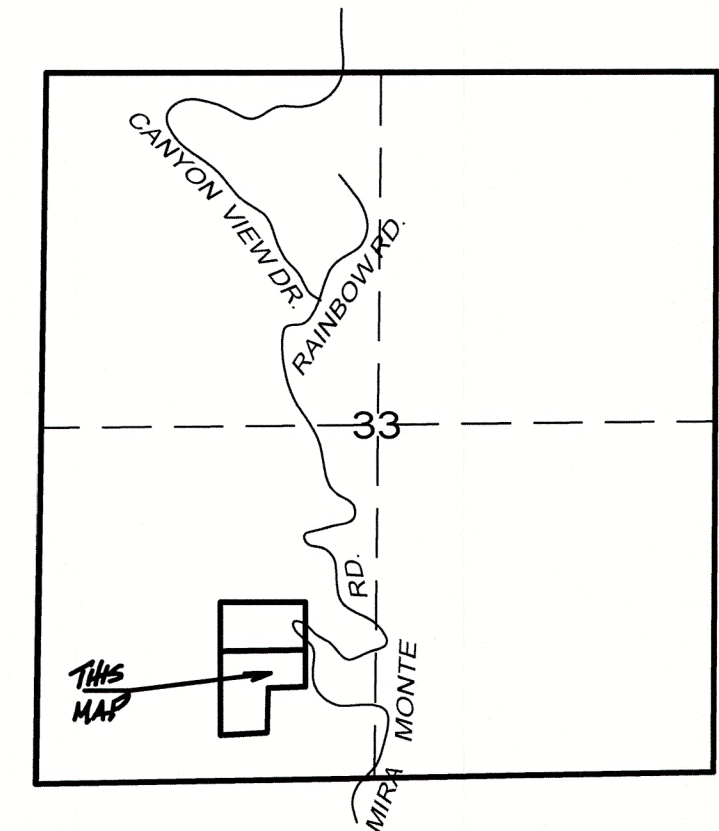
PREPARED FOR:
JAMES & JUDY WILKINSON
19466 MIRA MONTE RD
TUOLUMNE CA 95379



PREPARED BY:
SURVEYOR
RICHARD T. TODD
P.O. BOX 10
SOULSBYVILLE CA 95372

VICINITY MAP

PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, T. 2 N., R. 16 E., M.D.B&M (NOT TO SCALE)



SEE DETAIL

