



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 3: Daniel Anaiah Kirk

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www.tuolumnecounty.ca.gov

Date: January 27, 2024
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Conditional Use Permit LUNR-25-1

Assessor's Parcel Numbers: 062-680-004, 062-680-005, 062-680-006, and 062-680-007

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/Owner: Tuolumne Economic Development Authority (TEDA)

Project: Conditional Use Permit LUNR-25-1 to allow the development and operation of a community center consisting of a 1,800 square foot community building, parking lot, half basketball court, and playground across 4 parcels zoned R-1:MX (Single Family Residential:Mobile Home Foundation Combining) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

Location: The project site consists of four parcels totaling 0.82 acres located along Maple Drive in the community of Tuolumne, within the Westside Subdivision. The site is located within a portion of Section 8, Township 1 North, Range 16 East. Within Supervisorial District 3.

Additional Information:

- The community facility would support Westside Subdivision Units #1 and #2.

Zoning: R-1:MX

General Plan: LDR (Low Density Residential)

Access: Maple Drive

Sewage Disposal Method: Tuolumne City Sanitary District (TCSD)

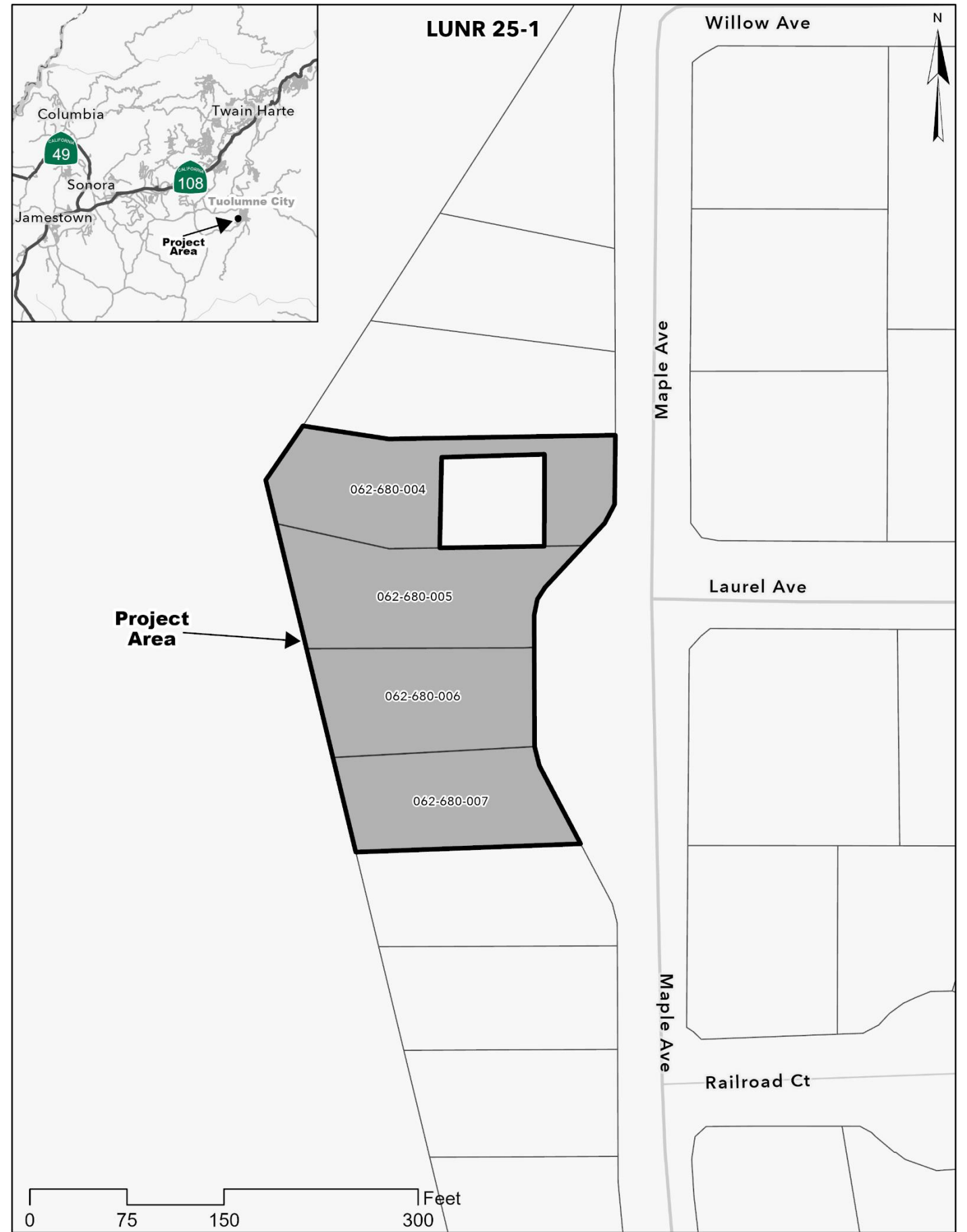
Water Source: Tuolumne Utilities District (TUD)

Fire Hazard Rating: High Fire Hazard Severity Zone

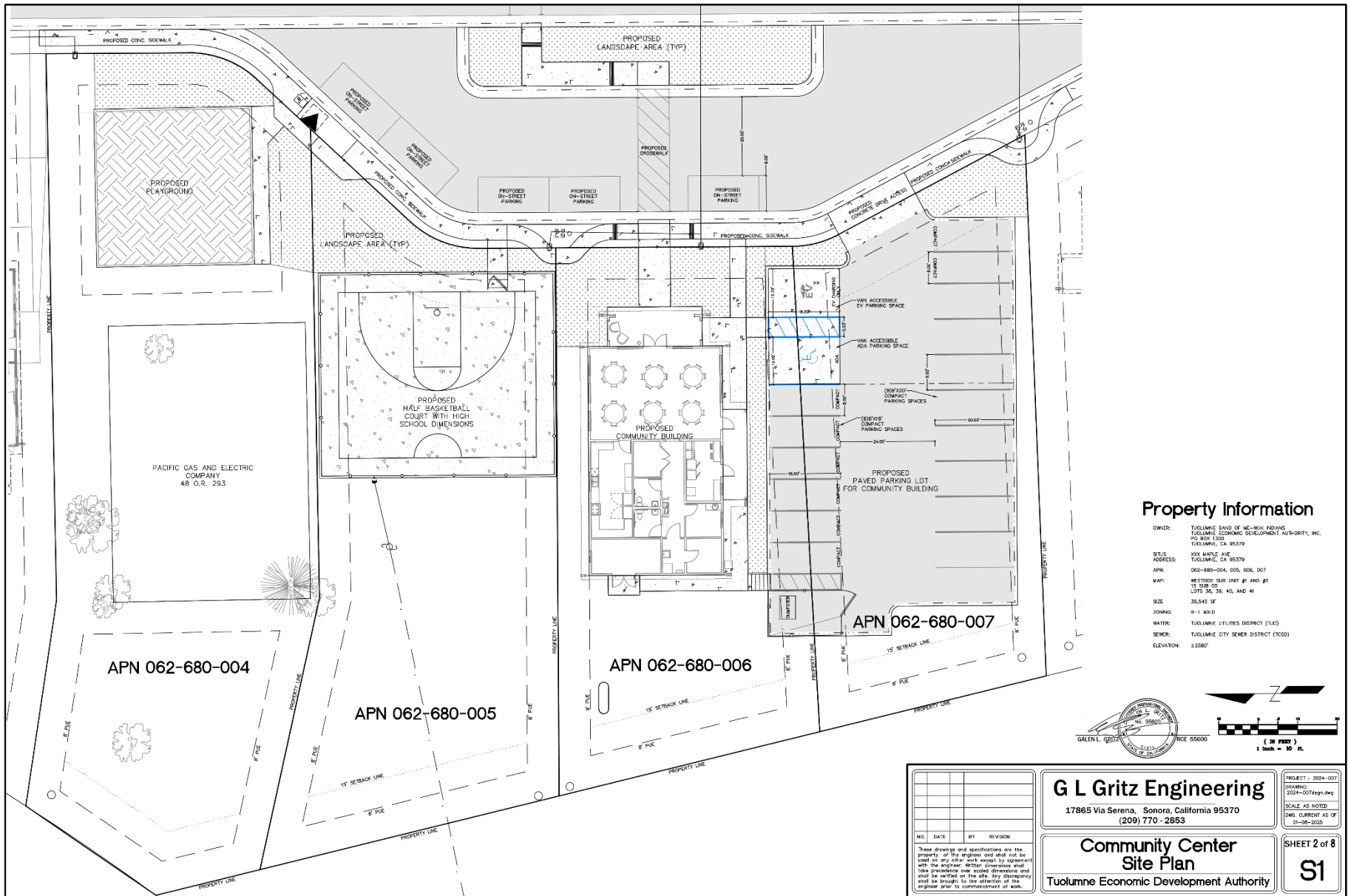
Please return your comments to the CDD by **February 10, 2024**.

Staff Contact: Taryn Vanderpan
Phone: (209) 533-5635
Email: tvanderpan@co.tuolumne.ca.us

Attachment 1: Vicinity Map



Attachment 2: Site Plan



Property Information

OWNER: TUOLUMNE BAND OF MEWUK INDIANS
TUOLUMNE ECONOMIC DEVELOPMENT AUTHORITY, INC.
PO BOX 1300
TUOLUMNE, CA 95379

STREET: XXX MAYLE AVE
ADDRESS: TUOLUMNE, CA 95379

APN: 062-680-004, 005, 006, 007

MAP: WESTERN SUB UNIT #1 AND #2
15 SUB OS
LOTS 34, 35, 40, AND 41

SIZE: 35,545 SF

ZONING: R-1 WOOD

WATER: TUOLUMNE UTILITY DISTRICT (TUD)

SEWER: TUOLUMNE CITY SEWER DISTRICT (TOSD)

ELEVATION: ±1587



NO.	DATE	BY	REVISION

These drawings and specifications are the property of the engineer and shall not be used for any other work except by agreement with the engineer. Retain dimensions and take precedence over stated dimensions and shall be verified on the site. Any discrepancy shall be brought to the attention of the engineer prior to commencement of work.

G L Gritz Engineering
17865 Via Serena, Sonoma, California 95370
(209) 770 - 2853

**Community Center
Site Plan**
Tuolumne Economic Development Authority

PROJECT: 2024-007
DRAWING: 2024-007app.dwg
SCALE: AS NOTED
DWG. CURRENT AS OF: 01-08-2025

SHEET 2 of 8
S1