



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: January 31, 2023
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Conditional Use Permit CUP23-001
Assessor's Parcel Numbers: 032-040-020

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

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: Taryn A. Vanderpan

Project: The Community Development Department (CDD) has received an application for the following:

Conditional Use Permit CUP23-001 to allow the development of a 1,430± square foot, 13± foot tall second residence on a 5.91± acre parcel zoned RE-5:AIR (Residential Estate, Five Acre Minimum: Airport Combining) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

Location: The project site is located at 10620 N. Airport Rd, approximately 556.58± feet northwest of the intersection of North Airport Road and North Airport Road PVT in the community of Columbia. Within a portion of Section 10, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 5. Assessor's Parcel Number 032-040-020.

Access: North Airport Rd

Sewage Disposal Method: Private Septic

Water Source: Private Well

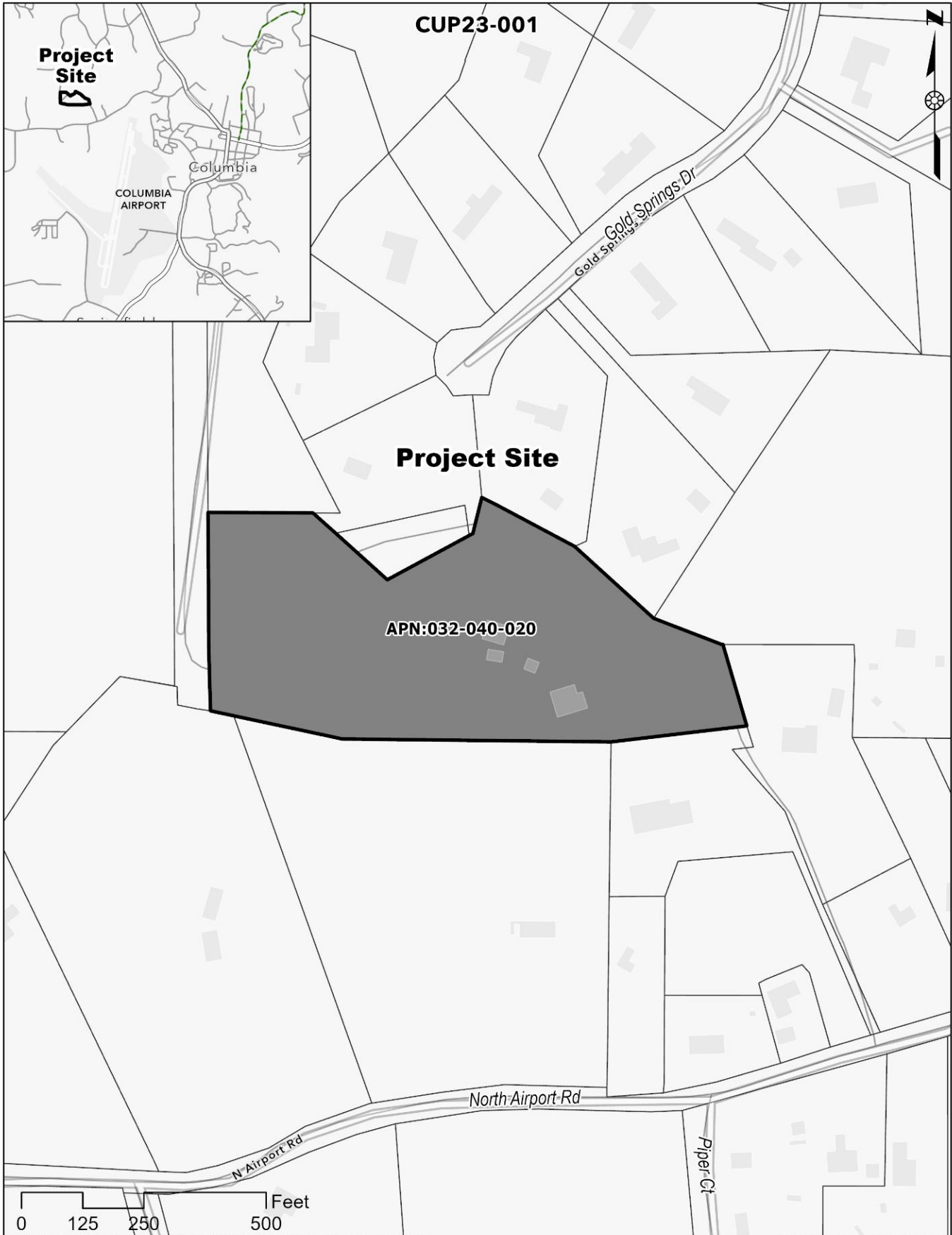
Fire Hazard Rating: High & Very High fire hazard severity zone

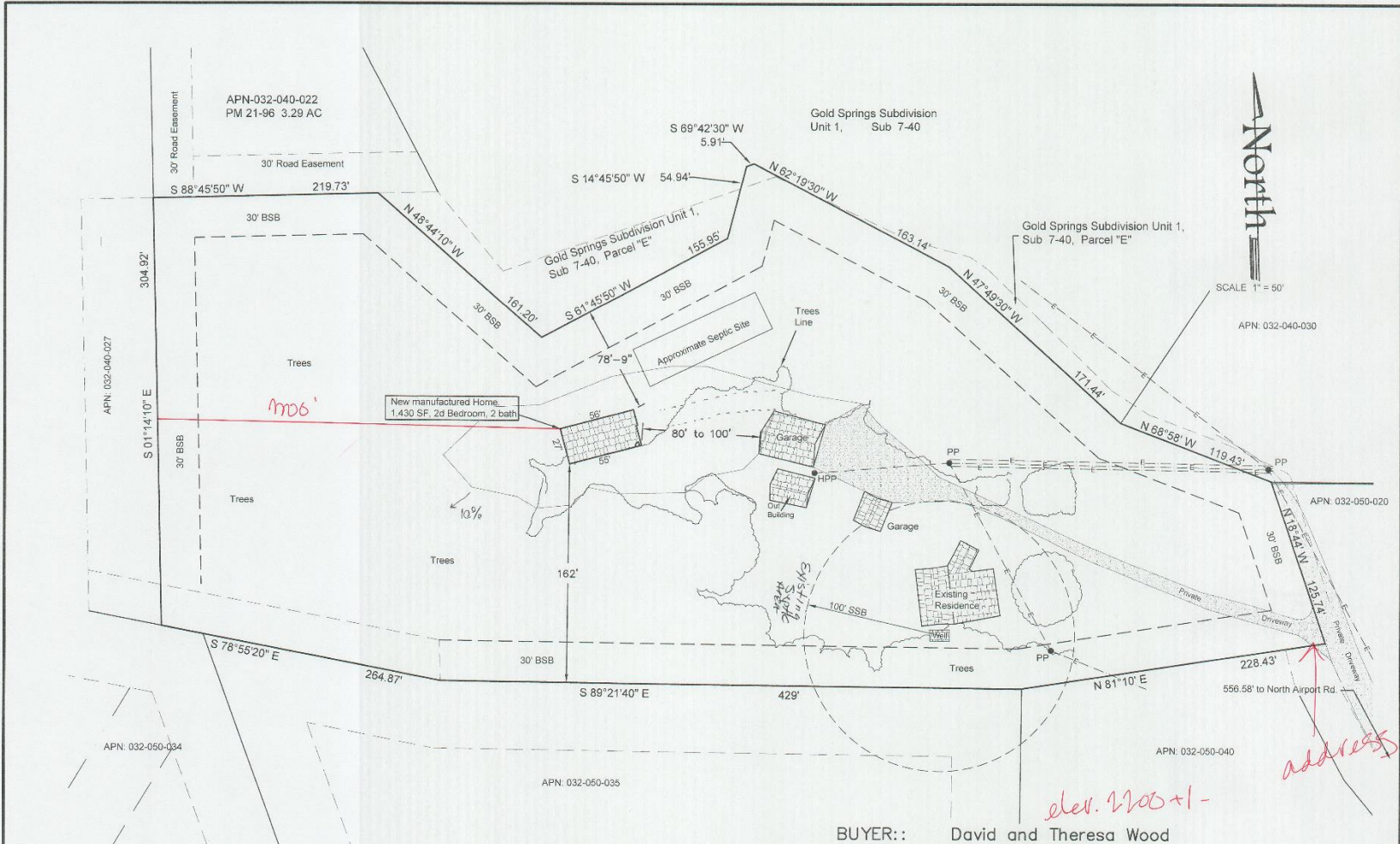
Additional Information:

1. The project site is currently developed with a 2,700± square foot single family dwelling and two detached garages (1344sqft + 484sqft) and one detached out building (600sqft)
2. The project site is located within Compatibility Zone C of the Columbia Airport. The project site is 1,350± feet northwest of the Columbia Airport.

Please return your comments to the CDD by **February 20, 2023**.

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





REVISIONS	DATE

PLOT PLAN

OWNER:
Taryn Vanderpan
 (10620 N. Airport Rd) P.O. Box 327
 Columbia, CA. 95310, Tuolumne County
 APN: 032-040-020
 PHONE: CONTRACTOR

DRAWN:	PI
DATE:	December 2022
SCALE:	as shown
JOB#:	2022W000
SHEET	

1
OF 1

THIS IS NOT A BOUNDARY SURVEY. R/S 17-27 WAS USED AS A REFERENCE FOR LOT LINE DIMENSIONS.

- LEGEND**
- PP POWER POLE
 - OVERHEAD ELEC.
 - UNDERGROUND ELEC.
 - METER POLE
 - TREE LINE (BRUSH/BUSH)
- NOTE:**
 VERIFY LOCATION OF EXISTING UTILITIES; ELECTRIC, WATER AND SEWER BEFORE DIGGING

BUYER:: David and Theresa Wood
 PHONE: 623-584-1205
 MAILING: 13306 w. Castle Rock RD., Columbia, Ca 95310
 OWNER: Taryn A. Vanderpan Trustee of the "Taryn A. Vanderpan Living Trust".
 P.o. Box 327, Columbia, Ca 95310
 MAILING: 209-206-0174
 PHONE: 10620 N. Airport RD, Columbia, Ca 95310
 SITE ADD: 032-040-020 5.91 Acres
 APN:
 M.O.R. R/S 17-27
 SEWER: Private Septic
 WATER: Private Well
 SCHOOLS: Columbia Elementary & Sonora Union

RECEIVED
 JAN 11 2022
 Community Development
 Department