



# COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP  
Director

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

**SUP DISTRICT # 5- BRANDON**

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[www.tuolumnecounty.ca.gov](http://www.tuolumnecounty.ca.gov)

Date: February 12, 2025  
To: Interested Stakeholder  
From: Tuolumne County Community Development Department  
RE: LUNR-24-30  
Assessor's Parcel Number: 059-020-042

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:** OLA Ranch Properties/Corena Raymond

**Project:** The Community Development Department (CDD) has received an application for LUNR-24-30 which consists of the following:

1. Resolution for a General Plan Amendment LUNR 24-30 to amend the land use designation of a 1.13± acre parcel from Low Density Residential (LDR) to High Density Residential (HDR).
2. Ordinance for Zone Change LUNR 24-30 to rezone a 1.13± acre parcel from Residential Estate, One Acre minimum (RE-1) to Multiple Family Residential (R-3) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

**Location:** The project site is located approximately 500 southeast of the intersection of Jamestown Road and Golf Links Road. The project is adjacent to Golf Links Road, and approximately .82± miles northeast of Downtown Jamestown. Within a portion of Section 3, Township 1 North, Range 14 East Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 5. Assessor's Parcel Numbers 059-020-042.

**Lot Size:** 1.13± Acres

**Zoning:** Residential Estate, 1-acre minimum (RE-1)

**Current General Plan:** Low Density Residential (LDR)

**Access:** Golf Links Road

**Sewage Disposal Method:** Jamestown Sanitary District

**Water Source:** TUD (Tuolumne Utilities District)

**School District:** Jamestown Elementary and Sonora Union High School

**Fire Hazard Rating:** High Fire Hazard Severity Zone

**MAPS ARE ALSO AVAILABLE IN OUR OFFICE  
AND ON OUR WEBSITE:**

<https://www.tuolumnecounty.ca.gov/1512/Planning-Stakeholder-Notifications>

**Additional Information:**

1. The intent of the General Plan Amendment and Zone Change is to allow 10-12 multihousing units to come in later under the Tuolumne County Objective Design Standards. This project does not involve the future proposed housing project.
2. The current site has an existing 1,366-square-foot residence, a garage, two carports, and a storage shed.

Please return your comments to the CDD by **February 26, 2025**.

**Staff Contact:** Joshua Wozynski, Planner I  
Phone: (209) 533-5625  
Email: [jwozynski@co.tuolumne.ca.us](mailto:jwozynski@co.tuolumne.ca.us)

AGENCY/INDIVIDUAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

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Per Tuolumne County Ordinance Code, the CDD will only be notifying property owners within 300 feet via mail of future public hearings and will not notify individuals or agencies via email. The notification link below is the only way to request and receive email notifications.

To ensure future public hearing notifications are received, please utilize the link below to sign up in the Tuolumne County Notify Me Page to receive notices via email:

<https://www.tuolumnecounty.ca.gov/list.aspx>

Signed by: \_\_\_\_\_

Agency: \_\_\_\_\_

Date: \_\_\_\_\_

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| Please utilize the following link, or scan QR code to sign up and receive future notices that may include the above-mentioned project:<br><a href="https://www.tuolumnecounty.ca.gov/list.aspx">https://www.tuolumnecounty.ca.gov/list.aspx</a> | Planning Stakeholder Notification letters are posted at the following link:<br><a href="https://www.tuolumnecounty.ca.gov/1512/Planning-Stakeholder-Notifications">https://www.tuolumnecounty.ca.gov/1512/Planning-Stakeholder-Notifications</a> |
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Vicinity Map

