



COMMUNITY DEVELOPMENT DEPARTMENT

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

**TUOLUMNE COUNTY PLANNING COMMISSION
BOARD OF SUPERVISORS CHAMBERS, 4TH FLOOR
COUNTY ADMINISTRATION CENTER
2 SOUTH GREEN STREET
September 17, 2025
6:00 p.m.***

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 536-1622 (Fleet)
(209) 533-5616 (fax)
(209) 533-5909 (fax – EHD)
(209) 588-9064 (fax – Fleet)
(209) 533-5698 (fax – Roads)
www.tuolumnecounty.ca.gov

***The doors to the County Administration Center will be opened at 5:30 p.m.**

You may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370, or email (CDD@tuolumnecounty.ca.gov) for retention as part of the administrative record. Comments will not be read during the meeting.

PLANNING COMMISSION BUSINESS:

1. Reports from Commissioners and Staff

** Reports are brief oral reports from a Commission member and/or County staff, and no Commission action will occur. This item is not intended to include in-depth presentations or reports, as those matters should be placed on an agenda for discussion**

2. Report from the Agricultural Advisory Committee Representative

PUBLIC COMMENT: 15 minutes

The public may speak on any item, not on the printed agenda. No action may be taken by the Commission.

PUBLIC HEARING:

1. WILKINSON

Ordinance for 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.

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 062-550-007.

2. VALLEY VISTA,

Ordinance for Zone Change LUNR-25-7 to rezone the following:

- Rezone 30 parcels From R-1 (Single Family Residential) and O (Open Space) to R-1 (APNs 059-700-057, -056, -050, -049, -047, -046, -045, -044, -043, -042, -041, -040, -039, -038, -010, -009, -008, -007, -006, -005, -003, 059-710-003, -007, -008, -011, -015, -016, -017, -018 and -028)
- Rezone 4 parcels from R-1, M-U (Mixed Use) and O to O (APNs 059-710-001, 059-700-002, 059-700-011 and 059-700-013)

- Rezone 4 parcels from M-U and O to M-U (APNs 059-710-026, and 059-700-014, -015, and -029)
- Rezone 1 parcel From R-1 to P (Public)(APN 059-700-001)
- Rezone 1 parcel from O to P (APN 059-710-025)

The project site is located along Golf Links Road, 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 in Jamestown. The project site consists of Phase I of the Valley Vista Subdivision. The site is situated within Supervisorial District 5.

The Minutes, Staff Reports, and environmental documents for the items referenced in this Agenda are available for review at the Tuolumne County Community Development Department Monday through Friday, 8:00 a.m. 4:00 p.m., Fourth Floor, A.N. Francisco Building, 48 Yaney, Sonora, California, and online at www.tuolumnecounty.ca.gov.

Any other materials related to the items referenced in this Agenda that are provided by the County to the Planning Commissioners prior to the meeting are available for review at the Tuolumne County Community Development Department 48 Yaney, Sonora, California, and will be available at the meeting. Any materials provided to the Planning Commissioners during the meeting by the County will be available for review at the meeting, and materials provided by the public will be available for review at the Community Development Department the day following the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (209) 533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28CFR Part 35 ADA Title II).

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LUNR-25-15 (Wilkinson)

DATE: August 26, 2025

SURFACE/MINERAL

RIGHTS OWNER: James Wilkinson

APPLICANT: James Wilkinson
209-768-3275

PROJECT SITE SIZE: 5.9± Acres

CURRENT ZONING: Residential Estate, Two Acre Minimum (RE-2)

PROPOSED ZONING: Portion to Residential Estate, Five Acre Minimum (RE-5)

CURRENT GENERAL PLAN: Estate Residential (ER)

SUPERVISOR DISTRICT: 3 - Kirk

PROJECT AND LOCATION

PROJECT

DESCRIPTION: Ordinance for 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 062-550-007.

ENVIRONMENTAL EVALUATION

After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the *State CEQA Guidelines* because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project entails rezoning a 0.58± acre portion of a parcel from RE-2 to RE-5 to facilitate a Lot Line Adjustment to adjust property boundaries between two legal parcels. There would not be an increase in the number of parcels or a change in the residential development potential of either parcel. There would not be a change in the allowable uses in either resulting parcel. No development is proposed. None of the exceptions listed in Section 15300.2 apply to this project.

RECOMMENDATION:

Community Development Department Staff recommends approval of LUNR-25-15 based upon the following findings pursuant to Chapter 17.100.110 of the TCOC:

- A. The ordinance amendment is consistent in principle with the general plan, zoning code, and any applicable specific plan.
- B. The proposed amendment would not be detrimental to the public health, safety, or welfare of the community.

LUNR-25-15 (Wilkinson)

- C. The project site is suited to the uses permitted under the proposed zoning district.
- D. The anticipated land uses on the subject site would be compatible with the existing and surrounding uses.
- E. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the *State CEQA Guidelines*.

SUGGESTED ACTION:

Recommend to the Board of Supervisors to approve Zone Change LUNR-25-15 based on Findings A through E.

LUNR-25-15 (Wilkinson)

ATTACHMENTS:

Attachment 1: Agenda Map

Attachment 2: Exhibit Map

Attachment 3: Public Comments

LUNR-25-15 (Wilkinson)

ZONE CHANGE FINDINGS:

Chapter 17.100 of the TCOC requires that evidence be shown that the proposed project meets the necessary findings for amendments to the Zoning Ordinance. Below are the required findings and information to support Staff's recommendation to approve the proposed project.

A. The ordinance amendment is consistent in principle with the general plan, zoning code, and applicable specific plan.

1. The project consists of a Zone Change of an approximately 0.58± acre portion from RE-2 to RE-5. The proposed Zone Change is to facilitate a Lot Line Adjustment, T-25-18, to adjust property boundaries between Assessor's Parcel Numbers 062-550-007 and 062-550-006, as required by Section 17.08.060 of the TCOC. The intent of the adjustment is to get corrals, fencing, and a flat usable area onto the parcel to the south (APN 062-550-006) which contains a single-family dwelling and associated infrastructure. T-25-18 is not a part of the LUNR-25-15 application and is being processed by the Tuolumne County Survey Division.
2. The project site contains the ER General Plan land use designation. As indicated by Table 1.3 of the Technical Background Report of the 2018 Tuolumne County General Plan, both the RE-2 and RE-5 zoning districts are compatible with the ER General Plan land use designation. Therefore, a General Plan Amendment is not required. The purpose of the ER designation is to provide country-estate type living conditions while maintaining limited areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation serves as a buffer between urban and urbanizing areas and areas where public services are limited. No development is proposed. A Zone Change to facilitate a Lot Line Adjustment would be consistent with the intent of the ER designation.
3. The project site is zoned RE-2 under Title 17 of the TCOC with a proposed Zone Change to RE-5. The purpose of the RE-2 is to provide areas where persons may enjoy rural residential living while engaging in limited agricultural pursuits or maintaining livestock. The purpose of the RE-5 district is to provide a low-density residential zoning classification offering country estate-type living conditions while maintaining large areas of open space dedicated to agricultural pursuits, grazing, or left undisturbed. Public water and sewer are not required in the RE-2 or RE-5 districts. The minimum parcel size in the RE-2 zoning district is two gross acres in size and 100 feet in width at the front setback. The minimum size in the RE-5 zoning district is five gross acres and 200 feet in width at the front setback. The project entails rezoning a 0.58± portion from RE-2 to RE-5 to facilitate a lot line adjustment. Each resulting parcel would meet the minimum parcel size requirements.
4. APN 062-550-007 is currently undeveloped, and APN 062-550-006 is developed with a single-family dwelling, shed, and associated infrastructure. These uses are consistent with the RE-2 and RE-5 zoning districts.

B. The proposed amendment would not be detrimental to the public health, safety, or welfare of the community.

5. The Zone Change would allow for a Lot Line Adjustment to adjust approximately 0.58± acres from APN 062-550-007 to APN 062-550-006. There would not be a change in allowable permitted uses of either parcel or a change in the development potential of either parcel. No development is proposed.
6. Pursuant to Table 14.10(B) of the Ordinance Code, a cultural resources study is required when certain indicators are found on a project site, which include a site containing or being adjacent to a parcel that contains known archaeological or historic sites, the presence of rock retaining walls, evidence of historic era mining, evidence of Native American habitation,

LUNR-25-15 (Wilkinson)

structures older than 50 years, or a site within 100 meters of a river, spring, perennial or intermittent stream, as indicated by a blue line on the USGS quadrangle maps. No cultural resource indicators as contained in Chapter 14.10 of the TCOC were found on the project site during the search of the Tuolumne County databases. Therefore, a cultural resource study was not required for the proposed project.

7. On August 18, 2025, adjoining property owners within 500 feet were notified of the project via mail. The project stakeholder notification was posted to the Planning webpage, with automatically notifies anyone who has signed up to receive notice. Advisory Agencies were also notified of the project on August 18, 2025. The CDD did not receive any responses from members of the public.
8. The California Department of Transportation (Caltrans) and State Water Board responded to the project and did not indicate any conditions or concerns with the project. The Fire Prevention Division, Building and Safety Division, and Public Works Department indicated no conditions or comments. The Survey Division noted the associated exhibit map being processed by their department. Copies of the responses received have been attached to this report.

C. The project site is suited to the uses permitted under the proposed zoning district.

9. An approximate 0.58± acre portion is proposed to be rezoned from RE-2 to RE-5. The zoning change of this portion would not change the residential development potential and would not change the allowable uses on either resulting parcel. The intent of the rezone and lot line adjustment is to get corrals, fencing, and a flat usable area on the parcel to the south (APN 062-550-006). Therefore, the proposed RE-5 zoning is an appropriate zoning district.
10. The habitats present on the project site are the residential-park (rsp) and blue oak pine (bop). According to the Tuolumne County Wildlife Handbook, the rsp habitat type is a designation for urbanized areas, including residential, commercial, and industrial developments, as well as landscaped parks and gardens. The rsp habitat is considered a fourth-priority habitat, which are common habitats that are of relatively low value to wildlife. The bop habitat is a third priority habitat. Third priority habitats are common habitats of considerable value to wildlife.
11. The California Natural Diversity Database (CNDDDB) was consulted for known locations of special-status plant species and animal species. The CNDDDB indicates that one special status plant species, the grassland suncup (*Camissonia lacustris*) has been known to occur within the vicinity of the project site.
12. The project entails rezoning an approximately 0.58± acre portion from RE-2 to RE-5 to facilitate a Lot Line Adjustment between two parcels. No development is proposed. The Zone Change and Lot Line Adjustment would not result in an increased development potential of either parcel or would not change allowable uses beyond what is currently permitted. Therefore, there would be no impact to wildlife habitat or special status species, and no mitigation is required.

D. The anticipated land uses on the subject site would be compatible with the existing and future surrounding uses.

13. The Zone Change is consistent with the existing development pattern of the area and is consistent with the existing General Plan designations. The Zone Change would not result in change in allowable uses of either parcel beyond what is currently permitted. The existing uses on site are compatible with the existing and proposed zoning district. No development is proposed.

LUNR-25-15 (Wilkinson)

E. Amending the General Plan land use designation and Zone Change of the project site is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the *State CEQA Guidelines*.

14. After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the *State CEQA Guidelines* because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project entails rezoning a 0.58± acre portion of a parcel from RE-2 to RE-5 to facilitate a Lot Line Adjustment to adjust property boundaries between two legal parcels. There would not be an increase in the number of parcels or a change in the residential development potential of either parcel. There would not be a change in the allowable uses in either resulting parcel. No development is proposed.
15. The CEQA Guidelines contain exceptions that if present on a project site, prevent a project from proceeding with an exemption. These exceptions are listed in Section 15300.2 of the State CEQA Guidelines and include situations such as a project resulting in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, or being listed as having documented hazardous waste on the site. None of the exceptions listed in Section 15300.2 apply to this project.

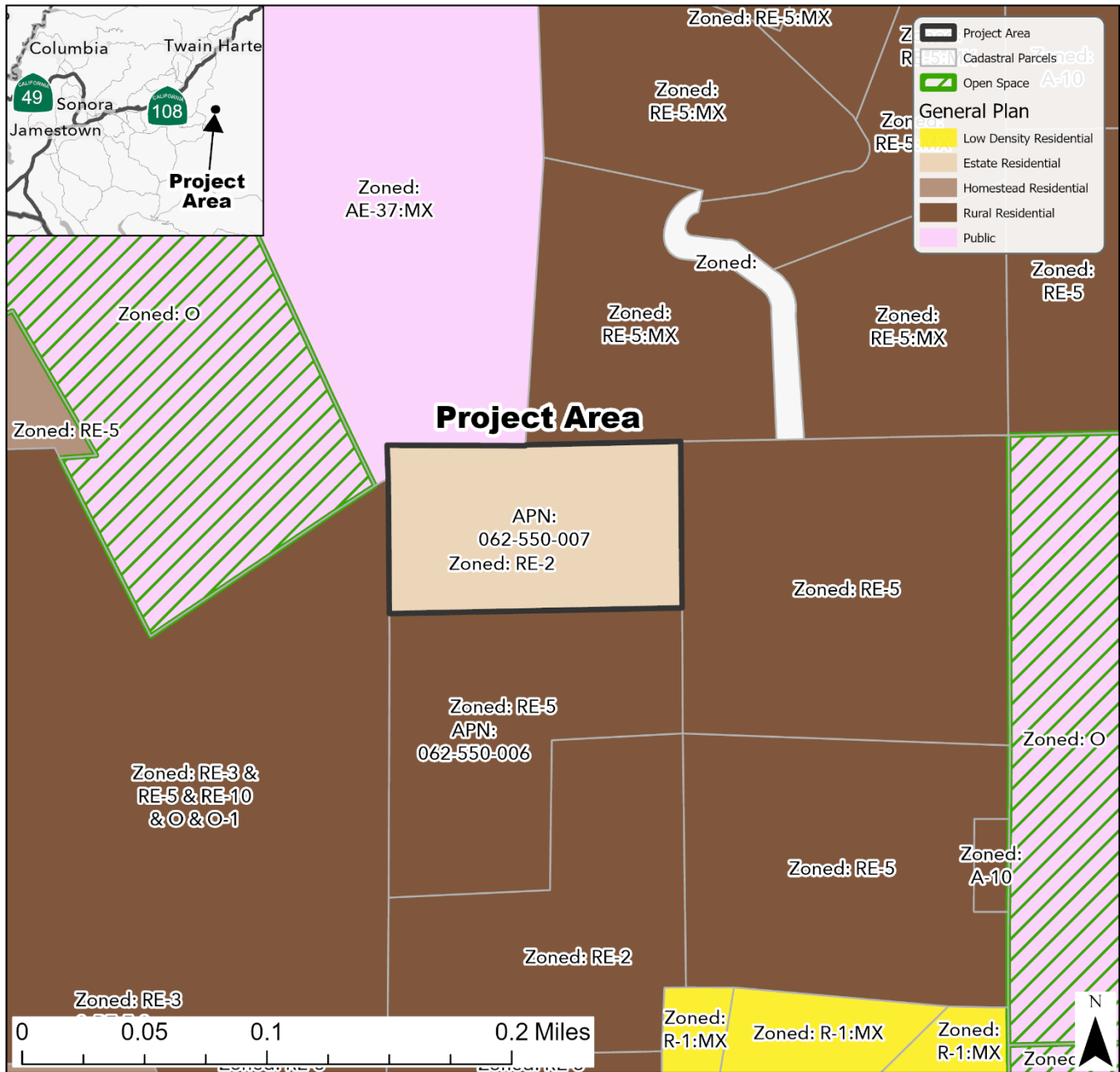
PREPARED BY: Natalie Rizzi, Senior Planner

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LUNR-25-15 (Wilkinson)

Attachment 1: Agenda Map

LUNR 25-15



Project: LUNR 25-15

Owner/Applicant: James Wilkinsin

APN: 062-550-007

Acres: 5.9 ± acres

Current Zoning: RE-2

Current General Plan Designation: Estate Residential

Project Description: Ordinance for 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.

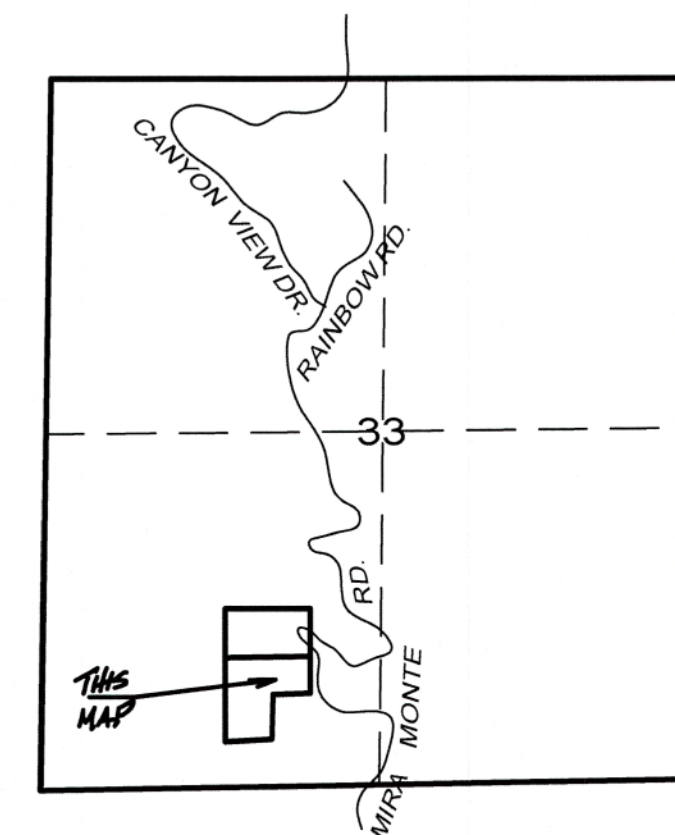
BEING A PORTION OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF GOVERNMENT "LOT 8" LOCATED IN THE
UNINCORPORATED AREA OF TUOLUMNE COUNTY
SECTION 33, T.2 N., R.16 E., M.D.B&M.

CALIFORNIA
MAY 2025

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



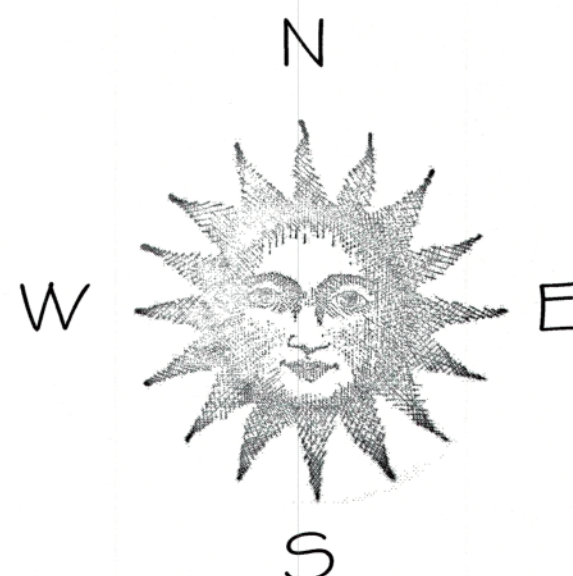
PORTION OF THE SE ¼ OF THE SW ¼ OF SECTION 33, T. 2 N., R. 16 E., M.D.B&M
(NOT TO SCALE)



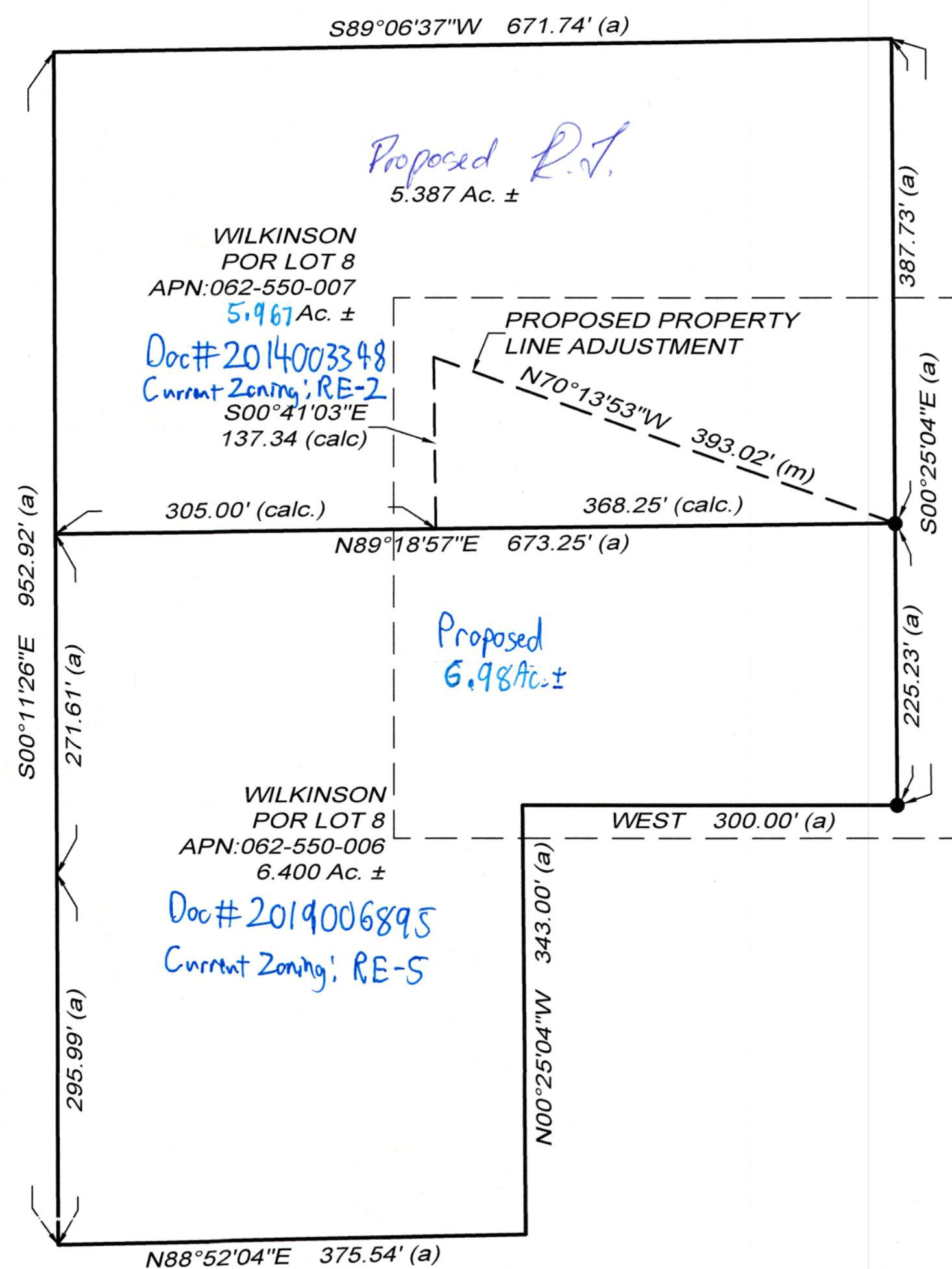
●	MONUMENTS OF RECORD PER RS 39-80
(a)	RECORD DATA PER RS 39-80
(calc.)	CALCULATED DATA THIS MAP
(m)	MEASURED DATA THIS MAP
RS	RECORD OF SURVEY, TUOLUMNE COUNTY RECORDS

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

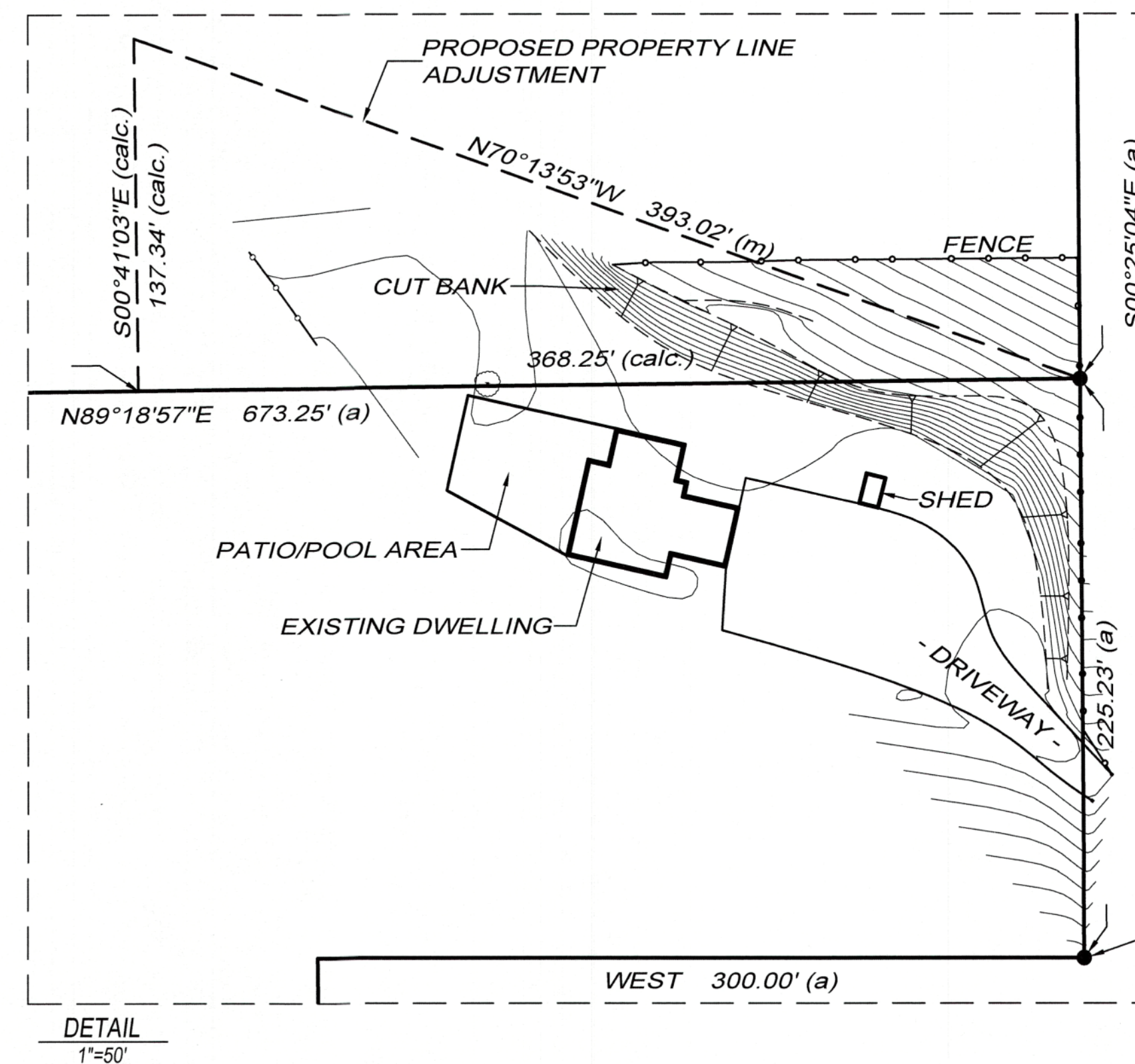
NOTE 2: ALL DIMENSIONS SHOWN ON THIS MAP ARE PROVIDED FROM RECORD DATA PER RS 39-80



SCALE: 1"=100'



— SEE DETAIL



Attachment 3: Public Comments

Natalie Rizzi

From: Villamil, Dariana@DOT <Dariana.Villamil@dot.ca.gov>
Sent: Tuesday, August 19, 2025 10:56 AM
To: Natalie Rizzi
Cc: Ponce, Gregoria@DOT
Subject: LUNR 25-15 Rezoning Application

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Natalie,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the LUNR 25-15 to rezone an approximately 0.58± acre portion of a 5.9± acre parcel from Residential Estate, Two Acre Minimum (RE-2) to Residential Estate, Five Acre Minimum (RE-5).

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.

If any construction related activities will encroach into Caltrans Right of Way (ROW), the project proponent must apply for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. All California Environmental Quality Act (CEQA) documentation, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies will include an analysis of potential impacts to any cultural sites, historic properties, biological resources, hazardous waste locations, scenic highways, and/or other environmental resources within Caltrans ROW, at the project site(s).

Caltrans has no additional comments at this time. However, Caltrans requests to be included in the review process for all future development at this location.

Thank you,



Dariana
Villamil

**D10 Office of Rural
Planning**

(209) 986-5762

Natalie Rizzi

From: Romero-Maraccini, Ofelia@Waterboards <Ofelia.Romero-Maraccini@Waterboards.ca.gov>
Sent: Tuesday, August 19, 2025 11:39 AM
To: Natalie Rizzi
Cc: Taryn Vanderpan
Subject: RE: Stakeholder Notification - Tuolumne County: LUNR-25-15

Hi Natalie,

Based on the description of the LUNR-25-15 project, rezoning will not create a public water system. As such, the Division of Drinking Water will not be involved in this project.

Thanks,



Ofelia Romero-Maraccini, Ph.D., P.E.

District Engineer, Yosemite District - Division of Drinking Water
Central California Drinking Water Field Operations Branch
State Water Resources Control Boards

Email: Ofelia.Romero-Maraccini@Waterboards.ca.gov

Phone: (559) 447-3135

265 West Bullard Avenue, Suite 101, Fresno CA 93704

Website: www.waterboards.ca.gov

Follow: [X](#) | [YouTube](#) | [Facebook](#) | [LinkedIn](#)

From: Taryn Vanderpan <TVanderpan@co.tuolumne.ca.us>
Sent: Tuesday, August 19, 2025 8:17 AM
Subject: Stakeholder Notification - Tuolumne County

Caution: External Email. Use caution when clicking links or opening attachments. When in doubt, contact DIT or use the Phish Alert Button.

Good Morning,

I have attached a stakeholder notification for a proposed project in Tuolumne County. If you have any questions or comments, please don't hesitate to reach out to the project planner. Their contact information is located in the attached notice.

Thank you,

Taryn Vanderpan
Planning Administrative Technician II
Office: (209) 533-5635
Fax: (209) 533-5616
Email: TVanderpan@co.tuolumne.ca.us
Planning Website: <https://www.tuolumnecounty.ca.gov/179/Planning>

LUNR-25-7 (Valley Vista RZ)

DATE: August 27, 2025

SURFACE/MINERAL

RIGHTS OWNER: Valley Vista Property Investment

APPLICANT: Ron Kopf: 209-559-2160

PROJECT SITE SIZE: 58.89± Acres

CURRENT ZONING: Single Family Residential (R-1), Mixed Use (M-U), and Open Space (O)

PROPOSED ZONING: R-1, M-U, O, P (Public)

CURRENT GENERAL PLAN: Low Density Residential (LDR), Park & Recreation (R/P), Mixed Use (MU)

SUPERVISOR DISTRICT: 5- Brandon

PROJECT AND LOCATION

PROJECT

DESCRIPTION: Ordinance for Zone Change LUNR-25-7 to rezone the following:

- Rezone 30 parcels From R-1 (Single Family Residential) and O (Open Space) to R-1 (APNs 059-700-057, -056, -050, -049, -047, -046, -045, -044, -043, -042, -041, -040, -039, -038, -010, -009, -008, -007, -006, -005, -003, 059-710-003, -007, -008, -011, -015, -016, -017, -018 and -028)
- Rezone 4 parcels from R-1, M-U (Mixed Use) and O to O (APNs 059-710-001, 059-700-002, 059-700-011 and 059-700-013)
- Rezone 4 parcels from M-U and O to M-U (APNs 059-710-026, and 059-700-014, -015, and -029)
- Rezone 1 parcel From R-1 to P (Public)(APN 059-700-001)
- Rezone 1 parcel from O to P (APN 059-710-025)

LOCATION: The project site is located along Golf Links Road, 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 in Jamestown. The project site consists of Phase I of the Valley Vista Subdivision. The site is situated within Supervisorial District 5.

ENVIRONMENTAL EVALUATION

After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the Zone Change is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the *State CEQA Guidelines* because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project consists of redistributing Open Space throughout the Valley Vista Subdivision with a net gain of Open Space. The Zone Change would result in Open Space being contained within separate parcels instead of throughout the developable parcels, which would allow for better preservation and connection of the Open Space areas. The Zone Change is required to follow the parcel boundaries of the Final Map. Therefore, there is no possibility that the rezoning would have a significant effect on the environment.

LUNR-25-7 (Valley Vista RZ)

RECOMMENDATION:

Community Development Department Staff recommends approval of LUNR-25-7 based upon the following findings pursuant to Chapter 17.100.110 of the TCOC:

- A. The ordinance amendment is consistent in principle with the general plan, zoning code, and any applicable specific plan.
- B. The proposed amendment would not be detrimental to the public health, safety, or welfare of the community.
- C. The project site is suited to the uses permitted under the proposed zoning district.
- D. The anticipated land uses on the subject site would be compatible with the existing and future surrounding uses.
- E. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the *State CEQA Guidelines*.

SUGGESTED ACTION:

Recommend to the Board of Supervisors to approve Zone Change LUNR-25-7 based on Findings A through E.

LUNR-25-7 (Valley Vista RZ)

ATTACHMENTS:

Attachment 1: Agenda Map

Attachment 2: Zone Change Table

Attachment 3: Phase I Valley Vista Subdivision Map

Attachment 4: Proposed Zoning Map

Attachment 5: Existing and Proposed Open Space

Attachment 6: Public Comments

LUNR-25-7 (Valley Vista RZ)

ZONE CHANGE FINDINGS:

Chapter 17.100 of the TCOC requires that evidence be shown that the proposed project meets the necessary findings for amendments to the Zoning Ordinance. Below are the required findings and information to support Staff's recommendation to approve the proposed project.

A. The ordinance amendment is consistent in principle with the general plan, zoning code, and applicable specific plan.

1. The proposed project is a Zone Change to redistribute Open Space zoning throughout the Valley Vista Subdivision. Currently, the Open Space zoning is dispersed across various developable lots. The proposed Zone Change would move Open Space zoning to separate Open Space parcels to allow for more protection of the Open Space areas and to allow better connectivity of the Open Space corridors. The Zone Change is required to follow parcel boundaries of the Final Map which were modified from the original tentative map approval. The Open Space zoning is consistent with all General Plan designations on site. R-1 parcels and M-U parcels which currently contain fragments of Open Space would be rezoned to fully contain R-1 or M-U zoning. Attachment 2 below includes a table of all the parcels proposed to be rezoned under LUNR-25-7.
2. The following General Plan policies and implementation programs pertain to this project:

Policy 1.A.1: Promote the efficient use of land to conserve natural resources.

Policy 1.A.4: Focus urban growth in identified communities, emphasizing infill development and the intensified use of existing development.

Implementation Programs

1.A.d: Maintain the County's rural character by utilizing transitional land uses around urban areas between communities and agricultural areas and timberlands, including rural density development, recreation areas, cluster developments, and natural features such as streams, ridgetops, and large stands of trees

Policy 1.A.7: Encourage comprehensively planned and well-balanced, separate, and distinct communities.

Policy 1.A.8: designate adequate areas for greenbelts, open areas, parks and recreational facilities in and around identified communities to meet the needs of growing populations and to reflect the County's changing demographics.

This project is consistent with these policies since it would redistribute Open Space, allowing for the designation of Open Space areas as separate parcels within the overall Valley Vista development project. It also allows for the Open Space to be well-balanced and separated from surrounding uses and development in the area. The project also promotes the efficient use of the Open Space already established in this development the golf course by increasing 2.22 acres of designated Open Space.

3. The project site contains the Low Density Residential (LDR), Parks & Recreation (R/P), and Mixed Use (M-U) General Plan land use designations. The LDR designation provides for family-oriented neighborhoods that feature single-family, detached homes on individual parcels. A second dwelling unit per parcel is also permitted to provide for the care of family members and to promote affordable housing. This designation is

LUNR-25-7 (Valley Vista RZ)

applied to urban or non-urbanizing areas suitable for single-family residential neighborhoods, with individual lots ranging in area from 7,500 square feet to 2 acres. The R/P designation provides for recreational uses of a commercial nature to serve the tourist industry as well as providing leisure activities for the County's residents. This designation is found primarily along the County's highway corridors and is also interspersed in the Stanislaus National Forest and Yosemite National Park. The M-U designation provides for a mixture of residential, commercial and recreational facilities in an urban setting. This designation is applied within urban areas where a mixture of these uses is desirable near transportation corridors, downtowns, defined community centers, major commercial centers, schools, and community services. The Open Space zoning is compatible with all of these General Plan designations and purposes. All parcels that are zoned R-1 contain the LDR (Low Density Residential) General Plan land use designation and all parcels zoned M-U contain the MU (Mixed Use) General Plan Land use designation. These zoning districts are compatible with their respective General Plan designations. The MU and LDR parcels would be developed with single family dwellings, which is compatible with the purpose of the LDR and MU General Plan designations.

4. The application proposed to rezone portions of the property to Open Space. The purpose of an O district is to protect the public in areas not suitable for development because of flooding or other natural hazards and to provide areas of open space for the protection of wildlife habitat and scenic quality (including where vegetation removal may be appropriate in certain instances) or for the preservation of cultural resources. This zone change would allow for the continued and expanded preservation of oak woodland and grasslands on the project site. Having the Open Space on separate parcels instead of dispersed throughout the developable parcels would better protect the habitat on site and would allow better connectivity of Open Space for wildlife.
5. The project also includes rezoning two parcels to the Public zoning district. These two parcels contain infrastructure from the Tuolumne Utilities District (TUD) and would be under the jurisdiction of TUD. Since TUD is a public agency, the Public zoning is appropriate for these two parcels. The Public zoning is compatible with all General Plan land use designations.

B. The proposed amendment would not be detrimental to the public health, safety, or welfare of the community.

6. The proposed Zone Change will allow for the redistribution and expansion of Open Space zoning throughout the project site. The Zone Change would result in Open Space being contained within separate parcels instead of throughout the developable parcels, which would allow for better preservation and connection of the Open Space areas. The Zone Change is required to follow the parcel boundaries of the Final Map and would not result in a change in the development pattern of the Valley Vista Subdivision. The open space zoning designation is designed to protect the public in areas not suitable for development because of flooding or other natural hazards and to provide areas of open space for the protection of wildlife habitat and scenic quality or for the preservation of cultural resources. Therefore, the expansion the O zoning district on the site will not be substantially detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood.
7. On February 12, 2025, two hundred twenty-one adjoining property owners within 1000 feet were notified of the project via mail. The CDD received six responses. The comments raised the following concerns, which are addressed below:

LUNR-25-7 (Valley Vista RZ)

Proposed Hiking Trail

A comment about a proposed hiking trail that the commenter alleges has been proposed with this project. Since this project is about rezoning property and not designing a walking trail, the County notes the comment.

Increased Traffic

Concerns about increased traffic as a result of the proposed development. Since the project consists of a Zone Change to and reconfigure Open Space, the project would not result in an increase in traffic. Traffic associated with the site has already been analyzed as part of previous project approvals and related environmental review. As such, no new traffic impacts are anticipated from this proposal.

Against removing open space:

Concerns were noted about removing open space. The submittals have been corrected, showing that there would be a net gain of Open Space within the overall development. There would not be a loss of Open Space. The Zone Change would result in Open Space being contained within separate parcels instead of throughout the developable parcels, which would allow for better preservation and connection of the Open Space areas.

Elimination of PG&E easement

Two commenters were concerned about removing open space that is on the western boundary of the property that aligns with an access easement. The proposed rezoning would not remove any easements that run with the land, and access would not change.

Comments about the previous promises regarding the development

One commenter mentions that this rezoning has been done. Continues on about a 50-foot buffer zone and a fire station that were allegedly promised in the past. The project consists of a Zone Change to reconfigure Open Space. None of the conditions associated with the Valley Vista Subdivision are proposed to be amended and the conditions are not within the project scope of LUNR-25-7.

8. This project was also sent to a number of advisory agencies. The Central Sierra Environmental Resource Center (CSERC) was the only agency to submit comments of concern. The main concern is that the California Environmental Quality Act (CEQA) report that was completed in the past does not hold up, based on the changes proposed in the current project. However, after discussion with the project proponent about creating connectivity with portions of the newly distributed Open Space, CSERC rescinded its original comments and proposed full support for this project. The Tuolumne Utilities District (TUD) indicated they had no concerns. The California Department of Transportation (Caltrans) indicated to continue working with them as the project develops. The Tuolumne County Building and Safety Division, Public Works Department, and Fire Prevention Division all indicated no comments through the online OpenGov permitting system. All comments received have been attached to this report.

C. The project site is suited to the uses permitted under the proposed zoning district.

9. The site is suited for this project based on the fact that the development is currently happening, and this project is only redistributing the Open Space throughout the Valley Vista Subdivision. Having the Open Space on separate parcels instead of dispersed throughout the developable parcels would better protect the habitat on site and would allow better connectivity of Open Space for wildlife. It would also allow for better development of the R-1 and M-U parcels since there would be no Open Space restrictions. The zoning is consistent with the existing General Plan designations.

LUNR-25-7 (Valley Vista RZ)

10. Pursuant to Table 14.10(B) of the Ordinance Code, a cultural resources study is required when certain indicators are found on a project site, which include a site containing or being adjacent to a parcel that contains known archaeological or historic sites, the presence of rock retaining walls, evidence of historic era mining, evidence of Native American habitation, structures older than 50 years, or a site within 100 meters of a river, spring, perennial or intermittent stream, as indicated by a blue line on the USGS quadrangle maps.
11. During the review of LUNR-25-7, it was determined that no cultural resources were found on or adjacent to the project site. Based on that there were no indicators present on site, and that no resources were observed by CDD staff during site inspections, a cultural resource study was not required for the proposed project.
12. The California Natural Diversity Database (CNDDDB) was consulted for known locations of special-status plant species and animal species. The CNDDDB indicates that there are no known special-status plant species known to occur within the vicinity of the project site.
13. The habitats present on the project site is residential-park (rsp) and annual grassland (ags). According to the Tuolumne County Wildlife Handbook, the rsp habitat type is a designation for urbanized areas, including residential, commercial, and industrial developments, as well as landscaped parks and gardens. The ags habitat type is a designation for open grassland composed primarily of annual grasses and forbs and occurs mainly in the lower foothills. The rsp and ags habitats are considered fourth-priority habitats, which are common habitats that are of relatively low value to wildlife. Since the project site contains Open Space to protect wildlife habitat, no further mitigation or protection was required.

D. The anticipated land uses on the subject site would be compatible with the existing and future surrounding uses.

14. The project site is located approximately one mile northeast of Downtown Jamestown, and about 650 feet north of the intersection of Charbroullian Lane and State Highway 108, within the General Plan Identified Community of Jamestown. The site lies within an existing residential development. Surrounding parcels are primarily designated Single-Family Residential, Mobile Home Foundation Combining District (R-1:MX), and Residential Estate, One-Acre Minimum (RE-1), with nearby zoning including Multi-Family Residential (R-3), Residential Estate, Two-Acre Minimum (RE-2), Residential Estate, Five-Acre Minimum (RE-5), and Neighborhood Commercial (C-O). The proposed zone change would provide a more balanced distribution of Open Space zoning throughout the subdivision and enhance opportunities for wildlife migration connectivity through the designated Open Space lots.
15. The proposed amendment is consistent with the Jamestown Community Plan, specifically Policy JT-F.2, which seeks to minimize the inherent conflict between development and wildlife habitat by encouraging future development to locate in the less sensitive, or less important, habitat areas or on sites adjacent to previously developed and disturbed areas, and Implementation Program JT-F.b, which seeks to preserve natural resource and wildlife habitat areas, reduce exposure to risk in hazardous areas, and enable recreational opportunities to be maintained or provided by designating hazardous areas, such as floodways, and biological and water resources as Open Space. The proposed Open Space zoning would support this intent by preserving established forested habitat in subdivision, increasing the amount of Open Space to help create natural buffers, and promoting habitat connectivity throughout the subdivision development.

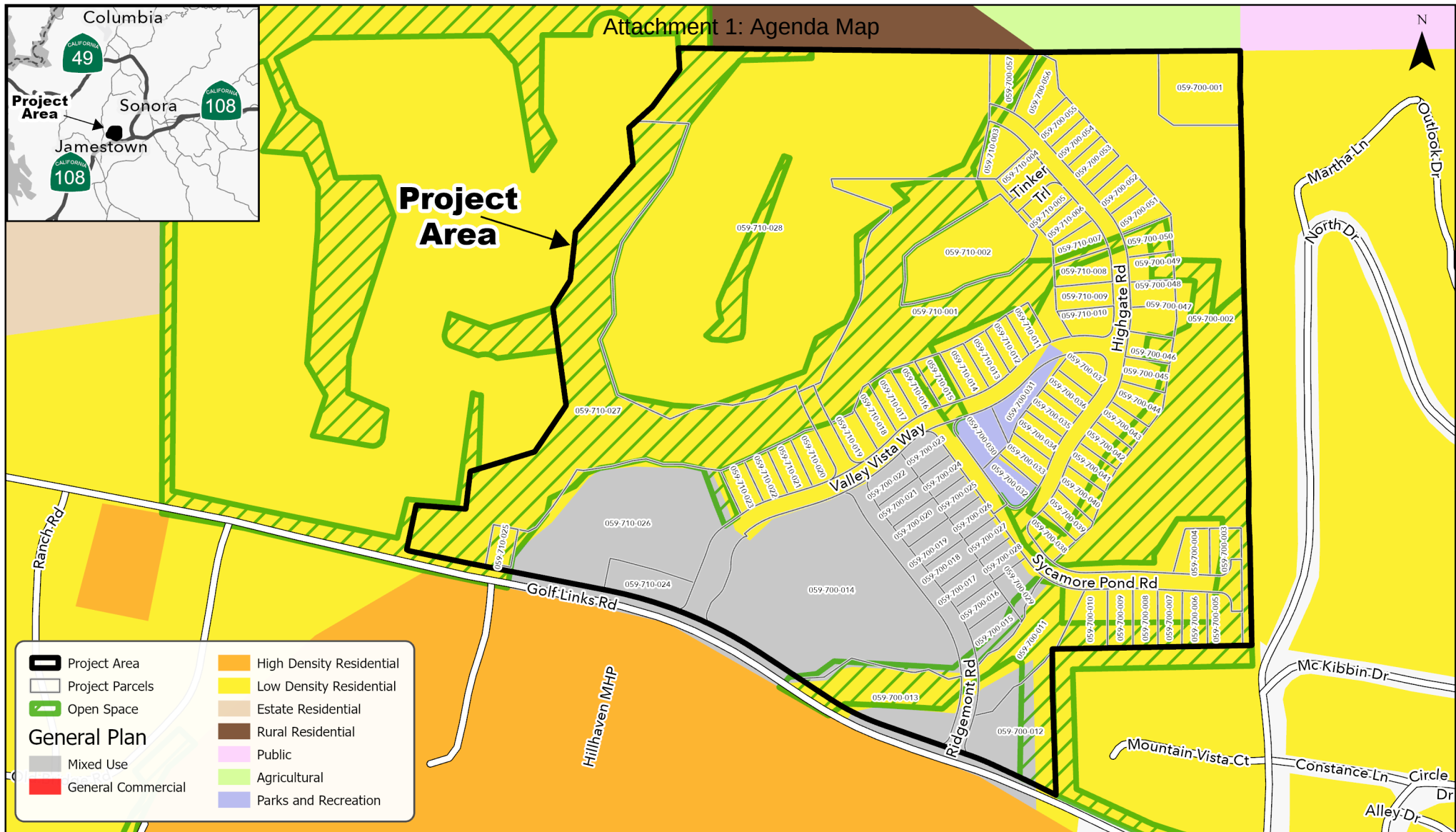
E. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

LUNR-25-7 (Valley Vista RZ)

16. After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the Zone Change is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the *State CEQA Guidelines* because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project consists of redistributing Open Space throughout the Valley Vista Subdivision with a net gain of Open Space. The Zone Change would result in Open Space being contained within separate parcels instead of throughout the developable parcels, which would allow for better preservation and connection of the Open Space areas. The Zone Change is required to follow the parcel boundaries of the Final Map. Therefore, there is no possibility that the rezoning would have a significant effect on the environment.
17. The CEQA Guidelines contain exceptions that if present on a project site, prevent a project from proceeding with an exemption. These exceptions are listed in Section 15300.2 of the State CEQA Guidelines and include situations such as a project resulting in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, or being listed as having documented hazardous waste on the site. None of the exceptions listed in Section 15300.2 apply to this project.

PREPARED BY: Clark Sintek Planner II & Natalie Rizzi, Senior Planner

Attachment 1: Agenda Map



Project: LUNR 25-7

Owner: Valley Vista Property Management

Applicant: Ron Kopf

APNs: 059-700-057, -056, -050, -049, -047, -046, -045, -044, -043, -042, -041, -040, -039, -038, -010, -009, -008, -007, -006, -005, -003, 059-710-003, -007, -008, -011, -015, -016, -017, -018, and -028 are being rezoned to R-1; APNs 059-710-001, 059-700-002, 059-700-011 and 059-700-013 are being rezoned to O; APNs 059-710-026, and 059-700-014, -015, and -029 are being rezoned to M-U; APNs 059-700-001 & 059-710-025 are being rezoned to P.

Acres: 58.89± acres

Current Zoning: R-1 & M-U & K & O

Current General Plan Designation: LDR, MU, R/P & O

Project Description: This is a Rezone project, proposing rezone to 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.

LUNR-25-7 (Valley Vista RZ)

Attachment 2: Zone Change Table

APN	Lot Number	Existing Zoning	Proposed Zoning
059-700-057	71	R-1 & O	R-1
059-700-056	70	R-1 & O	R-1
059-700-050	64	R-1 & O	R-1
059-700-049	63	R-1 & O	R-1
059-700-047	61	R-1 & O	R-1
059-700-046	36	R-1 & O	R-1
059-700-045	35	R-1 & O	R-1
059-700-044	34	R-1 & O	R-1
059-700-043	33	R-1 & O	R-1
059-700-042	32	R-1 & O	R-1
059-700-041	31	R-1 & O	R-1
059-700-040	30	R-1 & O	R-1
059-700-039	29	R-1 & O	R-1
059-700-038	28	R-1 & O	R-1
059-700-010	20	R-1 & O	R-1
059-700-009	21	R-1 & O	R-1
059-700-008	22	R-1 & O	R-1
059-700-007	23	R-1 & O	R-1
059-700-006	24	R-1 & O	R-1
059-700-005	25	R-1 & O	R-1
059-700-003	26	R-1 & O	R-1
059-710-003	60	R-1 & O	R-1
059-710-007	56	R-1 & O	R-1
059-710-008	55	R-1 & O	R-1
059-710-011	52	R-1 & O	R-1
059-710-015	48	R-1 & O	R-1
059-710-016	47	R-1 & O	R-1
059-710-017	46	R-1 & O	R-1
059-710-018	45	R-1 & O	R-1
059-710-028	77	R-1 & O	R-1
059-710-001	F	R-1 & O	O
059-700-002	B	R-1 & O	O
059-700-011	A	R-1, M-U, & O	O
059-700-013	C	M-U & O	O
059-710-026	D	M-U & O	M-U
059-700-014	74	M-U & O	M-U
059-700-015	5	M-U & O	M-U
059-700-029	19	M-U & O	M-U
059-700-001	76	R-1	P
059-710-025	78	O	P

2023011292

VALLEY VISTA UNIT NO. 1 SUBDIVISION

A SUBDIVISION OF PARCEL 1, AND PARCEL 2 PER PM 59-02 IN THE
OFFICE OF THE TUOLUMNE COUNTY RECORDER, AND BEING A
PORTION OF THE SOUTHWEST 1/4 OF SECTION 2, T.1N, R.14E, M.D.B.M.
IN THE UNINCORPORATED TERRITORY OF
TUOLUMNE COUNTY, CALIFORNIA.

SEPTEMBER 2023

MVE, INC.
1117 "L" STREET
MODESTO, CALIFORNIA 95354
(209) 526-4214

SURVEY REFERENCES

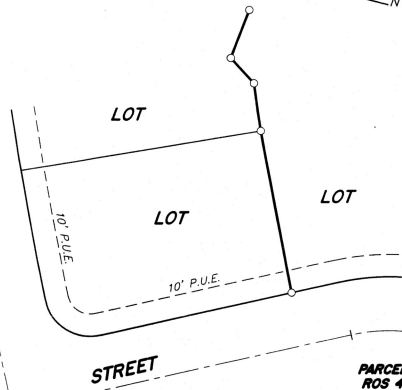
- (A) PARCEL MAP 59-02
(B) MOUNTAIN VISTA SUBDIVISION 14 SUB 59
(C) FAIRWAY ACRES SUBDIVISION 2 SUB 82

BASIS OF BEARINGS

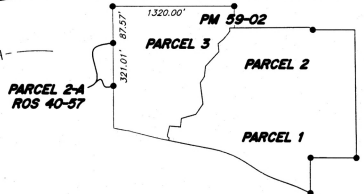
NORTH 89°52'08" WEST, A DISTANCE OF 499.92
FEET BETWEEN FOUND MONUMENTS PER BOOK 14
OF SUBDIVISION MAPS AT PAGE 59 & 60,
T.C.R. DOCUMENT # 2007018220

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH PLASTIC CAP L.S. 5837 @ LOT CORNERS
- SET 3/4" REBAR WITH PLASTIC CAP L.S. 5837
- CALCULATED POINT - NOTHING FOUND OR SET
- T.C.R. TUOLUMNE COUNTY RECORDS
- T.U.D. TUOLUMNE UTILITY DISTRICT
- (R1) SEE SURVEY REFERENCES
- (M) MEASURED BY THIS SURVEY
- LOT LINE
- CENTERLINE
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- PROJECT LIMITS
- PHASE ONE BOUNDARY

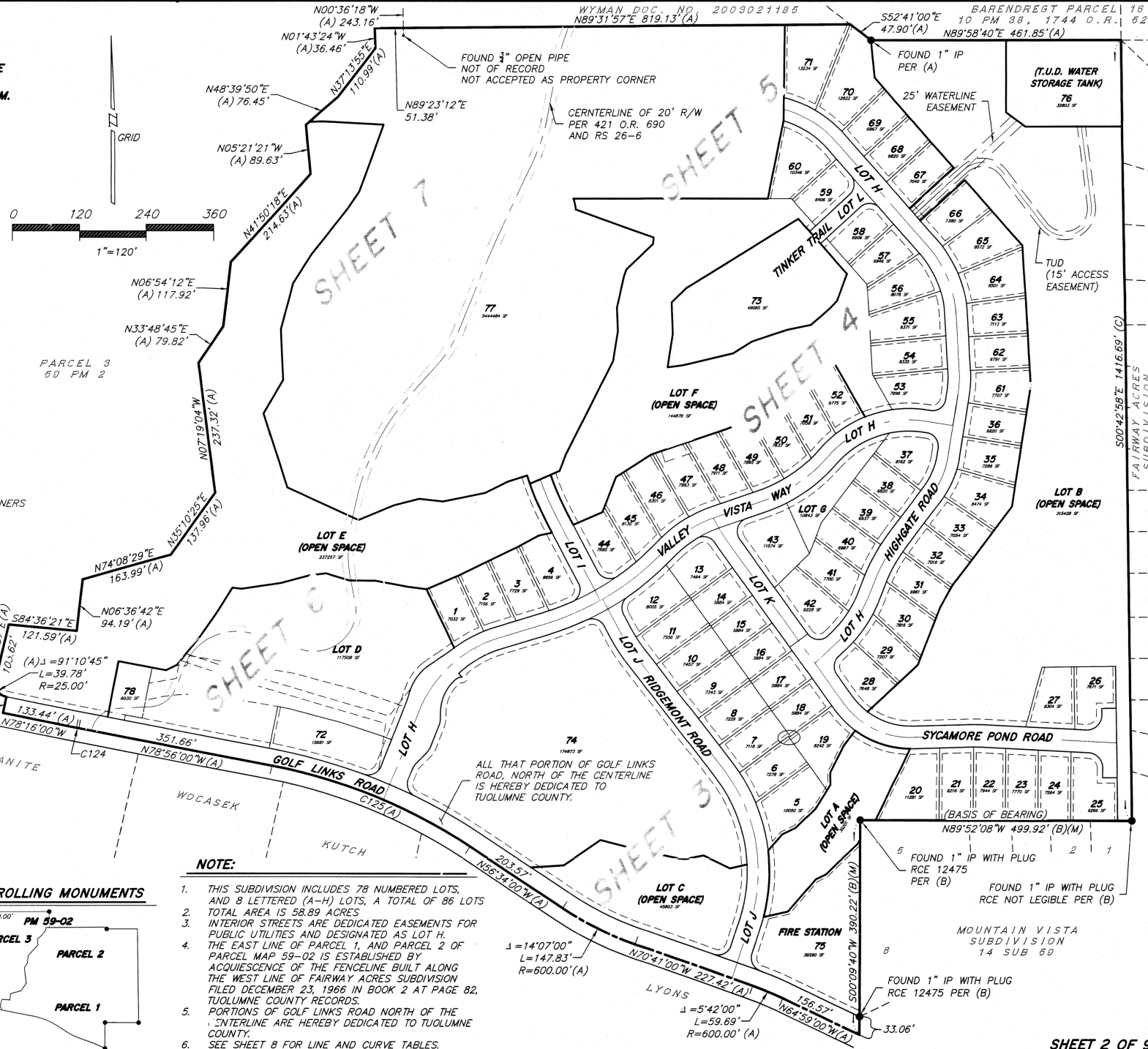


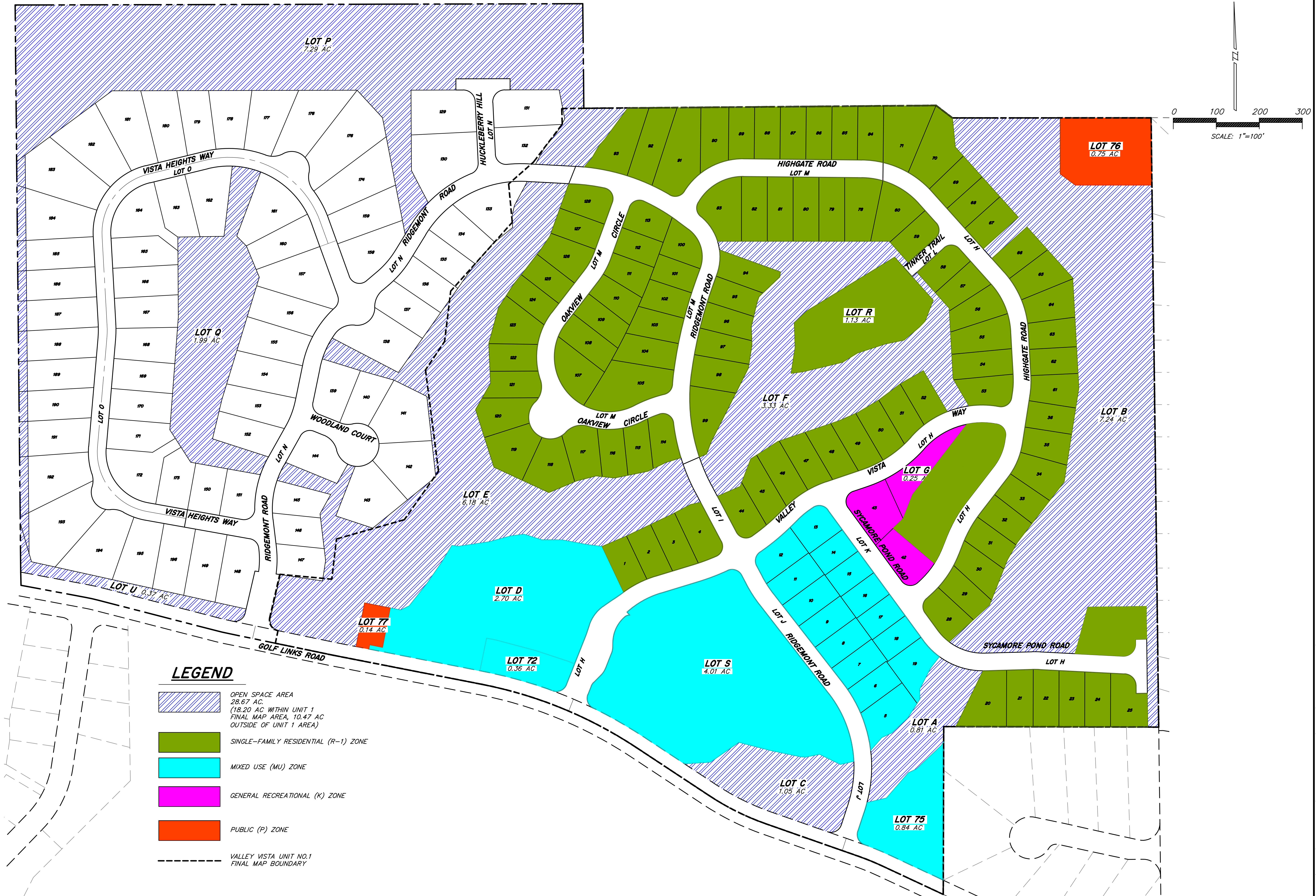
CONTROLLING MONUMENTS



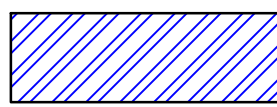
NOTE:

- THIS SUBDIVISION INCLUDES 78 NUMBERED LOTS, AND 8 LETTERED (A-H) LOTS, A TOTAL OF 86 LOTS
- TOTAL AREA IS 58.89 ACRES
- INTERIOR STREETS ARE DEDICATED EASEMENTS FOR PUBLIC UTILITIES AND DESIGNATED AS LOT H. THE EAST LINE OF PARCEL 1, AND PARCEL 2 OF PARCEL MAP 59-02 IS ESTABLISHED BY ACQUESCENCE OF THE FENCELINE BUILT ALONG THE WEST LINE OF FAIRWAY ACRES SUBDIVISION FILED DECEMBER 23, 1966 IN BOOK 2 AT PAGE 82, TUOLUMNE COUNTY RECORDS.
- PORTIONS OF GOLF LINKS ROAD NORTH OF THE CENTERLINE ARE HEREBY DEDICATED TO TUOLUMNE COUNTY.
- SEE SHEET 8 FOR LINE AND CURVE TABLES.





LEGEND

-  OPEN SPACE AREA
28.67 AC.
(18.20 AC WITHIN UNIT 1
FINAL MAP AREA, 10.47 AC
OUTSIDE OF UNIT 1 AREA)
-  SINGLE-FAMILY RESIDENTIAL (R-1) ZONE
-  MIXED USE (MU) ZONE
-  GENERAL RECREATIONAL (K) ZONE
-  PUBLIC (P) ZONE
-  VALLEY VISTA UNIT NO.1
FINAL MAP BOUNDARY



Know what's below.
Call before you dig.

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

Drawn By: JSH
Issue Date: 8/27/25
Job No.: NC18235
Checked: DAM
Design By: JSH

REVISIONS			
NO.	DATE	ISSUED FOR	BY



1117 L Street, Modesto, CA 95354 | 866.526.4214 | www.mve.net
Northern California | Southern California | Nevada

**VALLEY VISTA
SUBDIVISION
OPEN SPACE EXHIBIT
AMENDED TENTATIVE MAP**

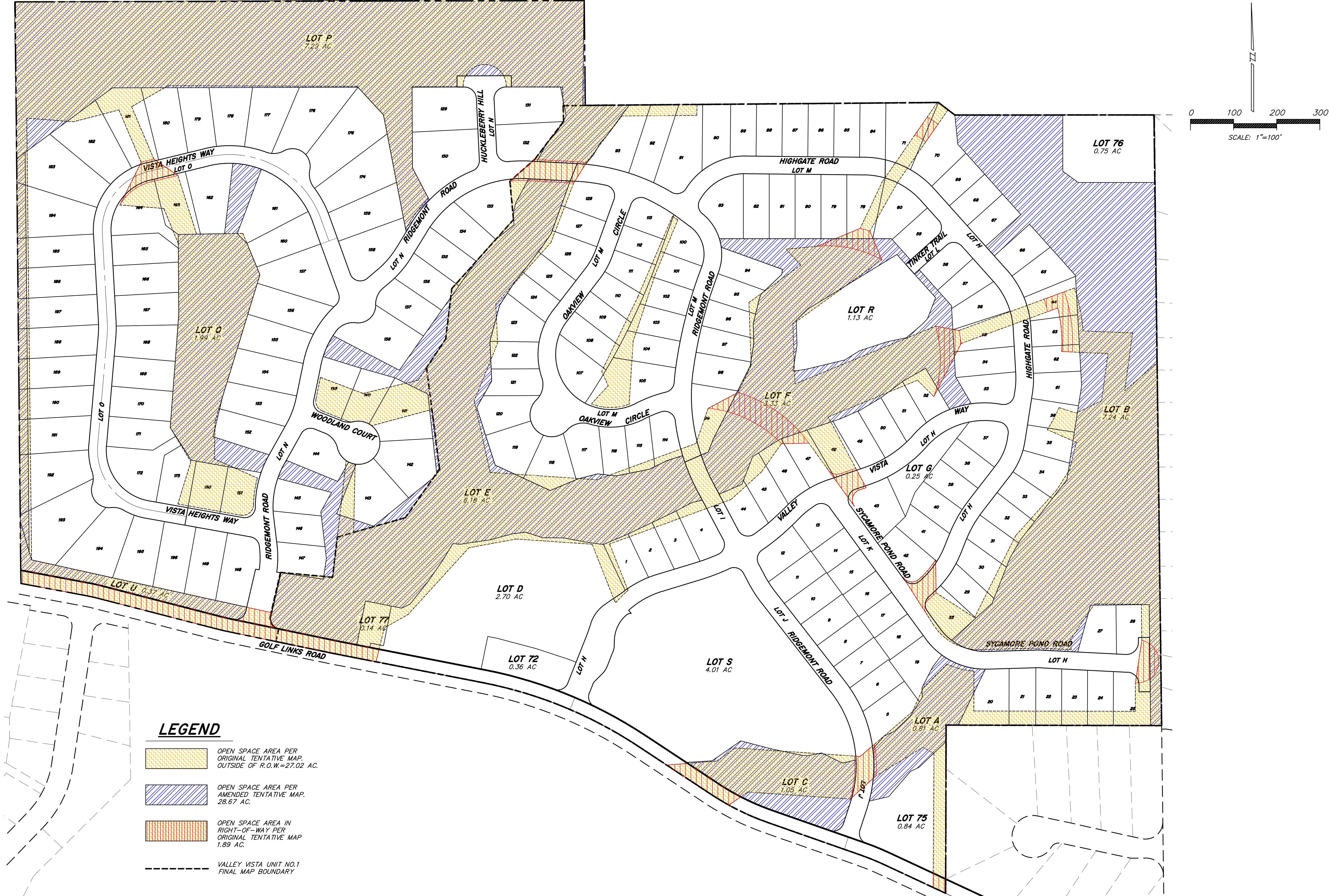
JAMESTOWN

CALIFORNIA

DWG.
EX2

SHEET
2

OF **3**



Know what's below.
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UNAUTHORIZED CHANGES & USES

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Drawn By: JSH
Issue Date: 8/27/25
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REVISIONS				
NO.	DATE	ISSUED FOR	BY	



MVE Inc.
1117 L Street, Modesto, CA 95354 | 866.526.4214 | www.mve.net
Northern California | Southern California | Nevada

VALLEY VISTA SUBDIVISION
OPEN SPACE EXHIBIT OVERLAY MAP
JAMESTOWN CALIFORNIA

DWG. EX3
SHEET 3 OF 3

Attachment 6: Public Comments

From: [Jeff Haeberle](#)
To: [Clark Sintek](#)
Cc: [Jaron Brandon](#)
Subject: Re: To much traffic on golf links Rd
Date: Thursday, April 24, 2025 3:44:59 PM

Sent from my iPad

> On Apr 24, 2025, at 3:37 PM, Jeff Haeberle <caphabman@aol.com> wrote:

>

>

> Sent from my iPad

>

>> On Apr 24, 2025, at 3:33 PM, Jeff Haeberle <caphabman@aol.com> wrote:

>>

>> Clark Sintek

>> I understand that the County needs more housing I'm ok with that. But there's one big issue Golf links Rd is not built for 300 to 500 more cars coming from the Valley vista project. It going to turn this area in to a big mess. As of now we need a left hand turn Arrow light at the 108 and 5th Street intersection do to the heavy use of Jamestown Rd And 5th Street. Also it's a designated truck route for BlueMountain Jamestown Rd which is more like a freeway than a road. I call the CHIP the County representative also the Blue Mountain about cars and trucks speeding on Jamestown Road and still nothing has been done! There has been multiple accidents at golf link and Jamestown Road from speeders over the last 7 years I lived here . So what next a four way stop at golf links and Jamestown Rd

>> It's like putting freeway on golf links with all the car coming from that new development! I just don't get the people that make the plan for development like this when the streets inner structure are not made for this much traffic! I know the bottom line for the county is more revenue from property taxes! but that still doesn't fix the roads!

>> J D Haeberle

>> 408-806-4861

>> Also I moved here for the open space!

>> Sent from my iPad



Clark

COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley,
Director

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

Supervisor District 5 ~~Supervisor~~ Brandon

48 Yaney Av
Mailing: 2 S.
Sonoma
(209) 533-5909
www.tuolumne.net

Date: 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 a 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 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, 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 Charbroul Lane and State Highway 108, within a portion of Section 2, Township 1 North, Range 14 East, Meridian. The site is situated within Supervisorial District 5.

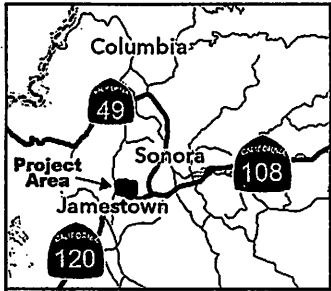
Additional Information:

Following implementation of the project and approval of the Final Map, minor discrepancies were

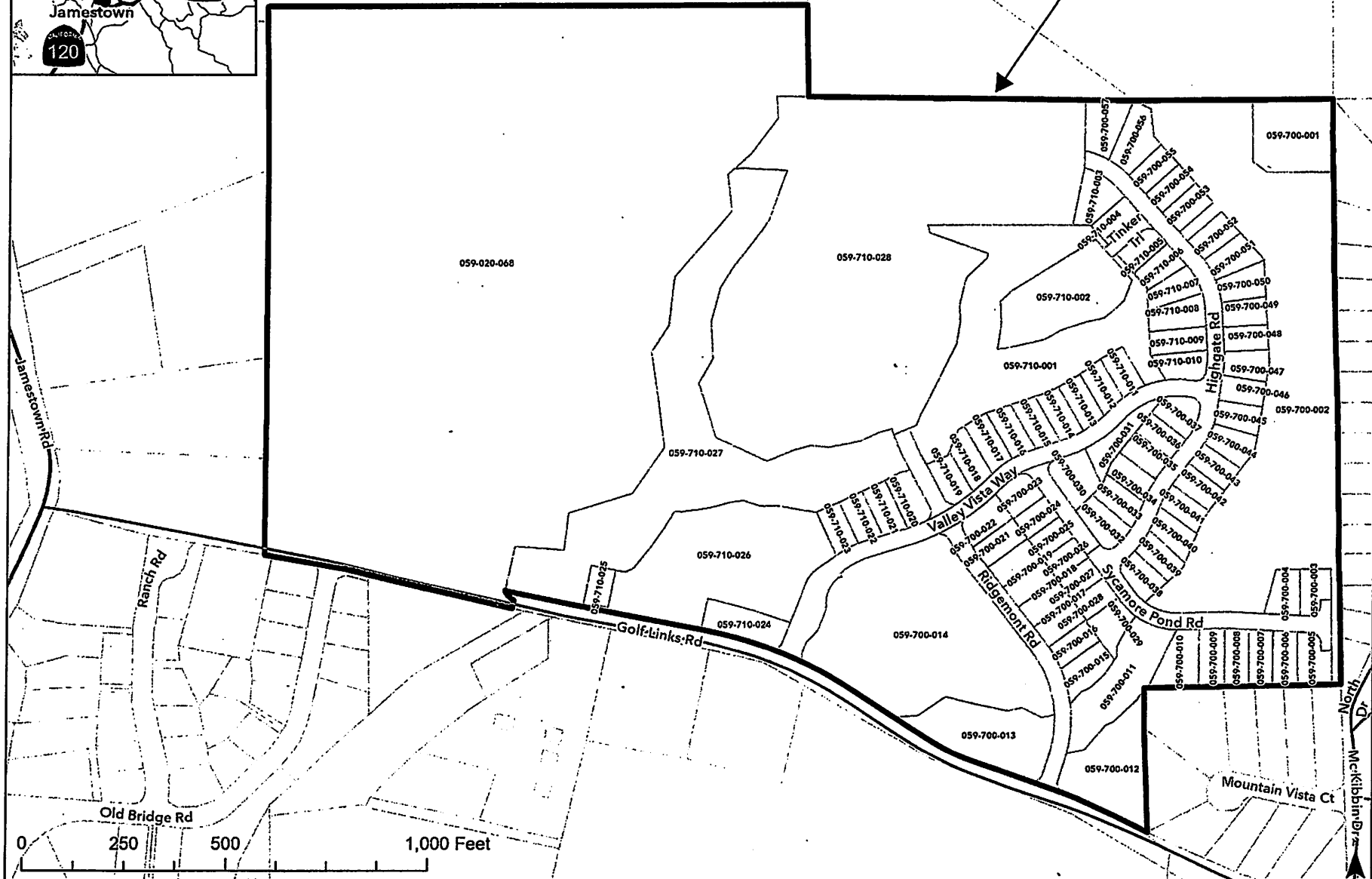
AGENCY: Interested Stakeholder.

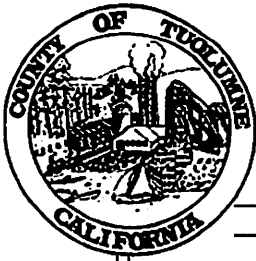
COMMENTS: The blue open should not be removed, this was set in stone for a reason. The blue area in the gravel Road has a natural stream bed that flows rapidly when it rains. We have open all around the stream bed so that nature can be undisturbed. If this is taken away you will be changing nature's water flow. PG&E has a easement right and so does the Tumwater Hiking, Biking and equestrian council to make trails if they want. Also no buildings are to be done within 100 feet on both sides of the streams. Also no buildings are to be within 5 acres of the Gun Club, do to noise and accidental miss fires. This project should have never been approved. It has a lot of history on it, not to mention the Barendregt's have the mineral rights to all this property. The open space on Golf Links is to protect the Chinese rock wall this history should not be removed. History is very important to keep. I urge you to not remove any of the open space, as this will erase any history of this area. The gravel Road belongs to Bob & Laurie Wyman they have a deed to it. Thank you for reading this.

Lori Mills
19061 Samestown Rd



Project Area





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 Brandon

48 Yaney Avenue, Sonoma
Mailing: 2 S. Green Street
Sonoma, CA 94967
(707) 226-1333
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

Date: 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
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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
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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

AGENCY: _____

COMMENTS: What a joke! This work has already been done. The "open space" has been bulldozed. What happened to the 50 ft buffer zone we were promised? What happened to the fire station?

Thanks so much for "valuing our participation in the planning process."

Maryanne Reville, "Interested Stakeholder"
18940 North W
Jamestown, CA 95327



Clark

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 Brandon

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: 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: BORDER PROPERTY OWNER - WEST NEIGHBOR

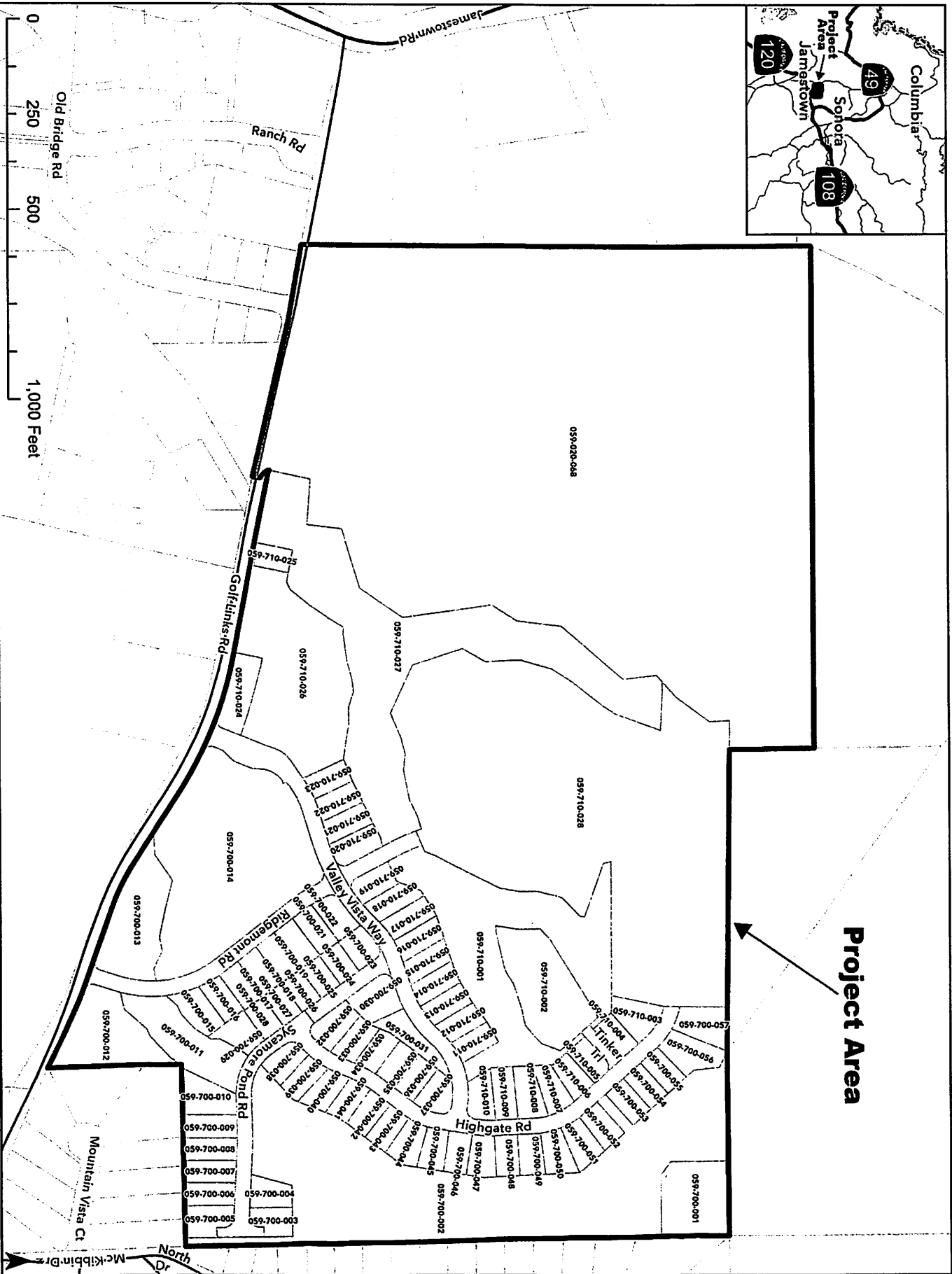
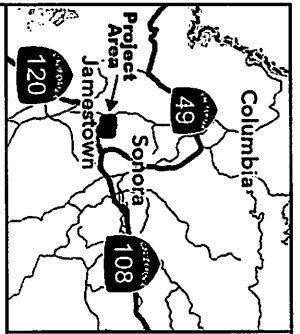
COMMENTS: WHILE NOT CLEARLY DEPICTED ON THE PROJECT MAP, IT APPEARS THE CURRENTLY APPROVED OPEN SPACE ALONG THE WEST PROJECT BOUNDARY INCLUDES AN EXISTING GRAVELLED ROADWAY THAT IS USED AND MAINTAINED BY PG&E. THIS ROAD SERVES AS A FIRE BREAK ALONG OUR EAST BOUNDARY WHERE THE MAJORITY OF OUR WOODED OPEN SPACE EXISTS. THIS ROAD ALSO ALLOWS FOR FIREFIGHTING APPARATUS TO ACCESS ALL OF THE PROPERTIES ALONG THE PROJECTS WEST & NORTH-WEST BOUNDARIES. IF THIS PROPOSAL CALLS FOR THE ELIMINATION OF THIS ROAD, I STRONGLY OPPOSE THAT PORTION OF THE REZONE PROPOSAL.

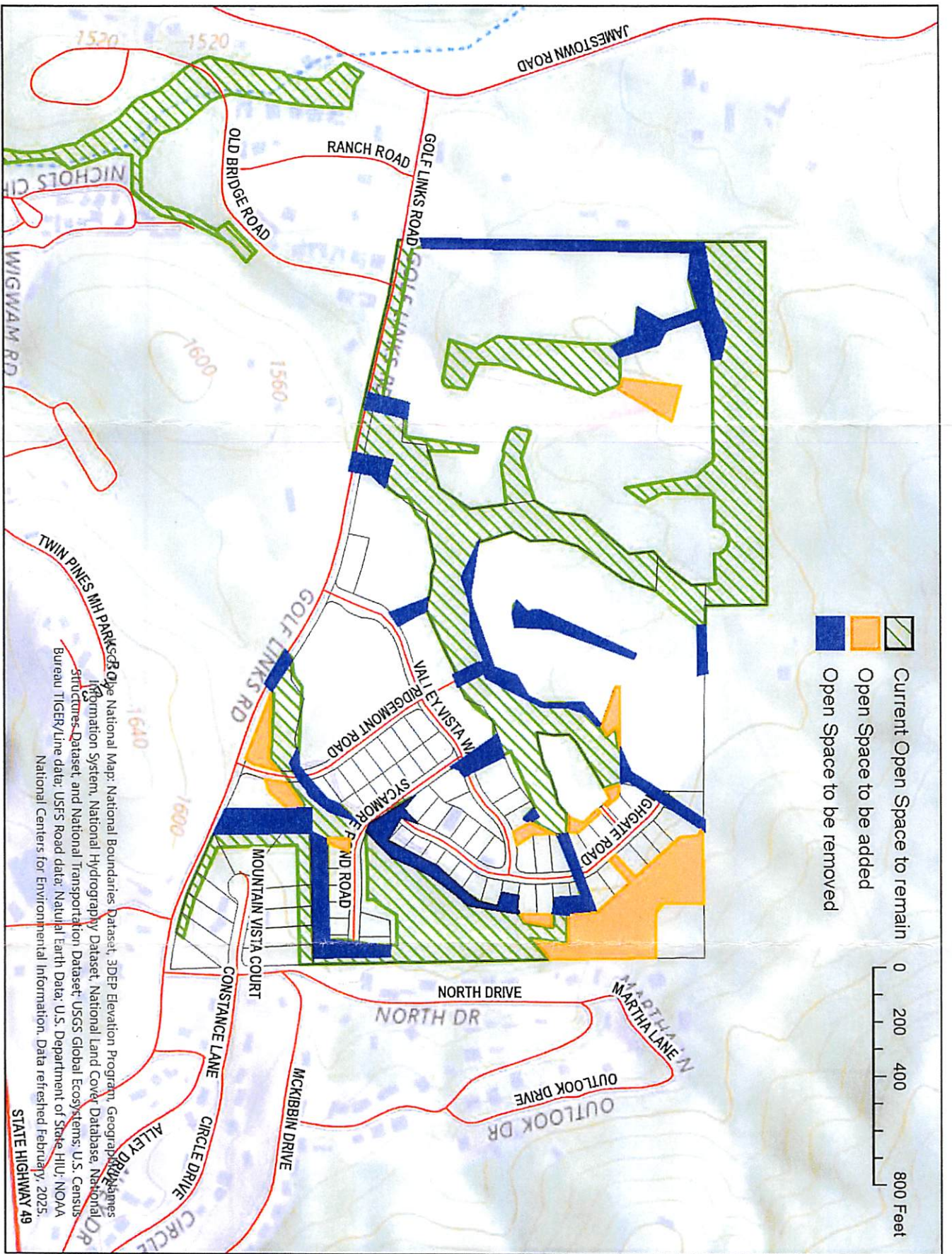
Robert Mills

19061 JAMESTOWN RD

JAMESTOWN, CA 95327

 5-4-25





Open National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; National Centers for Environmental Information, Data refreshed February, 2025.

Clark

HAND DELIVERED

May 7, 2025

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 Phase 1 of the Valley Vista Subdivision

We are writing in response to the application for rezone LUNR-25-7. On the attached map highlighted in yellow you will see a representation of an existing road which is a deeded easement for the Wyman property. This road serves multiple purposes.

First, the road is a fire safety access in and out of the Wyman property for both the owners and fire fighters and their equipment.

Second, the road is gated and maintained by PG&E used regularly by their personnel. PG&E performs brush clearing and equipment inspections on power lines along this road and up the hill. The road also provides access to additional roads they use.

Third, AT&T cables also are accessed by their personnel as they are using PG&E poles. AT&T also clears brush and makes repairs using this road.

Fourth, several neighbors have gated access to this road allowing them a secondary escape route in the event of a fire.

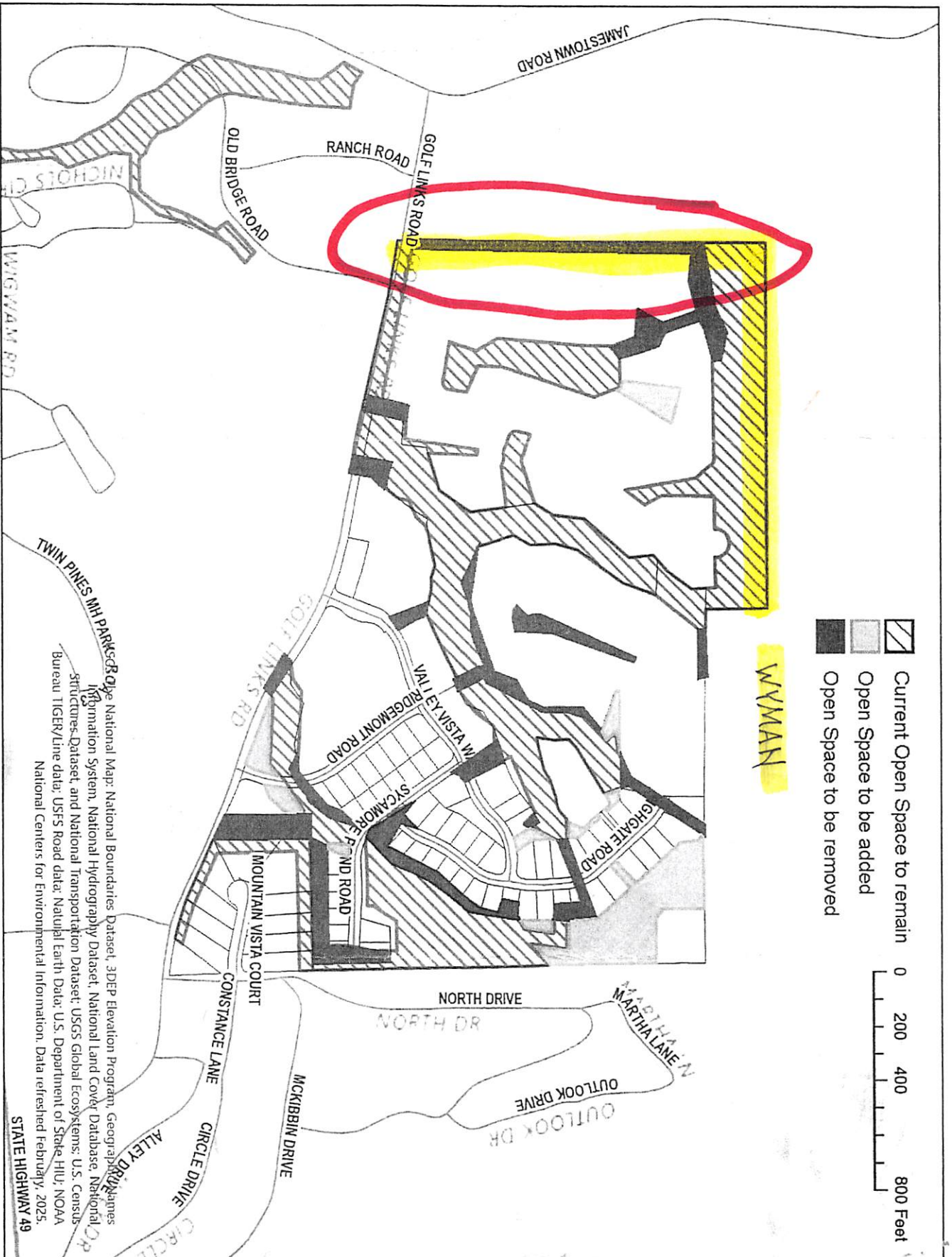
The area of open space circled in red on the attached map should not be removed from this project as that would negatively impact many interested parties.

Thank you for your consideration in this matter,

Robert and Laurie Wyman
10770 Golf Links Road
Jamestown, CA 95327-9608

Cc: Jaron Brandon, Supervisor District 5

RECEIVED
MAY 07 2025
Community Development Department



From: [Brett Bankie](#)
To: [Clark Sintek](#)
Subject: Response to Rezone LUNR-25-7, Valley Vista Property - the hiking trail
Date: Monday, May 5, 2025 4:04:21 PM
Attachments: [Valley Vista Property Open Space comments.docx](#)

Mr. Sintek:

Attached are two files: (1) One are comments by my wife and myself regarding the Valley Vista Property rezone, and (2) a jpg photo of the sign near the entrance to the site.

Our comments are mainly directed to the proposed 2-mile hiking trail at the site which we look forward to hiking sometime in the future.

Thank you,

Brett and Eda Bankie
19086 Outlook Drive
Jamestown, CA 95327

LEY VISTA

NED COMMUNITY



Children's
Miracle Network
Hospitals

Planned Amenities

- Community Center
- Neighborhood Market
- Gated
- Recreation Areas
- 2 Miles of Walking Trails

Homes starting at Mid \$200,000

- 6 spacious models
up to 2800' in size
- Lots up to 1/2 Acre
- MH Advantage Certified



May 5, 2025

To: Clark Sintek, Planner II
Community Development Department
48 Yaney Ave.
Sonora, CA 95370

From: Brett and Eda Bankie
19086 Outlook Drive
Jamestown, CA 95327

Re: Response to Rezone LUNR-25-7, Valley Vista Property

Dear Sir:

We are writing in response to the information letter received from you recently (dated April 21, 2025). We have one main comment to make about the proposed adjustment to the designated Open Space acreage to the Phase I project.

We would like to make sure that the original proposed hiking trail on the property be included in the proposed adjustment and shown on the map. The hiking trail has been in the plan for several years, and has appeared on the upright site plan at the entrance to the site along Golf Links Road.

Many of us neighbors walk regularly along Golf Links Road and on nearby McKibbin, Martha, North, and Outlook Drive (all of which are shown on the map). There are no sidewalks in the area and walking on the Golf Links Road is sometimes hazardous due to traffic. There is no city park in walking distance, nor bus service to one, nor playground for children (to get exercise). This is the main form of exercise for some of us neighbors along Golf Links Road and next to the Valley Vista Property.

The color map that accompanied your letter does not show the proposed 2 mile hiking trail or any proposed changes to it (due to open space changes). Since this map shows current open space and open space to be added and removed, it seems that the proposed hiking trail, along with trailhead(s) and parking, should be displayed on the map. If the trail was on the map, that would allow us to comment on its route (through open space and developed portions of the property, including road crossings), trail length and accessibility.

Attached is a photograph of the Valley Vista Property sign which mentions the 2-mile hiking trail. That sign has been up next to Golf Links Road for several years. We have all walked past it many times. Such a trail would be popular with neighbors and a positive image for Valley Vista Properties.

It would be very helpful for those of us who live in this area to have a safe place to walk as Golf Links Road is already hazardous and will become more so after the development is finished. We would think that future residents in the Valley Vista Property would also benefit from such a trail.

Besides being hikers, several of us are photographers and birders. There are deer, squirrels, lizards, bats, turkeys, quail, hummingbirds, and many other species of wildlife living in this area. We are encouraged to see that open green space islands and corridors and a pond are included in the plan, both for wildlife and for us community residents to enjoy seeing wildlife along the trail and at the pond.

We appreciate that you sent us the notification about proposed open space changes and have given us an opportunity to provide our input as neighbors to the site and open space opportunities. We would very much appreciate a response to this request.

Thank you,

Brett and Eda Bankie
BrettBanki@aol.com

Attached: JPG photo file showing sign with proposed 2-mile hiking trail indicated on it.

California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING
P.O. BOX 2048 | STOCKTON, CA 95201
(209) 948-7325 | FAX (209) 948-7164 TTY 711
www.dot.ca.gov



May 6, 2025

Mr. Clark Sintek
Planner II
Tuolumne County Community Development
Department
2 S. Green Street
Sonora, CA 95370

TUO-49-PM 15.782
Rezone LUNR-25-7

Dear Mr. Sintek,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the application for the Rezone LUNR-25-7 project to allow a net reduction of approximately 1.87 acres of Open Space across the 92.7+ acre site.

The proposed project site is located approximately 650 feet north of the intersection of Charbroullian Lane and State Route (SR) 108 on Assessor's Parcel Numbers 059-020-068, 059-710-001, 059-710-002, 059-710-025, 059-710-027, and 059-710-028.

Caltrans has the following comments:

Caltrans suggests that Tuolumne County continues to coordinate with Caltrans in identifying and addressing potential pedestrian safety and cumulative transportation impacts from this project and other developments near this location. This will assist Caltrans in ensuring that pedestrian, traffic safety, and quality standards are maintained for the traveling public on existing and future state transportation facilities in Tuolumne County.

Traffic Operations

Once the rezone is done and the plans to develop begin, we request to review them. Depending on the development, a Traffic Impact Study may be required.

Hydrology

The nearest point of the project area is about 600 feet to the north of SR 49 and may not adversely impact the existing SR 49 stormwater runoff pattern.

However, should there be any future development plan on the approved zone change

"Improving lives and communities through transportation."

parcels that would significantly change the existing stormwater runoff patterns of the SR 49, we request to review the drainage, grading plans, and calculations.

Environmental

If there are any construction related activities that will encroach into Caltrans Right of Way (ROW) as a result of the project, the project proponent must apply for an Encroachment Permit with the Caltrans District 10 Encroachment Permit Office. All California Environmental Quality Act (CEQA) documentation, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies may include an analysis of potential impacts to any cultural sites, historic properties, biological resources, hazardous waste/materials, scenic highways, and/or other environmental resources within Caltrans ROW, at the project site(s).

Encroachment Permits

If any project activities encroach into Caltrans ROW, the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. For more information, please visit the Caltrans Website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

If you have any questions or concerns, please contact Mayumi Kubo (916) 720-1995 (email: Mayumi.Kubo@dot.ca.gov) or me at (209) 639-8832 (email: gregoria.ponce@dot.ca.gov).

Sincerely,

Gregoria Ponce

Gregoria Ponce, Chief
Office of Rural Planning

cc: Quincy Yaley, Development Department Director, Tuolumne County Planning Division

Mr. Clark Sintek
May 6, 2025
Page 3

bcc: **Traffic Operations** – Sonia Arellano
Environmental — Elizabeth Hummel
Hydraulics – Donald Rogers Lii, Jonathan Dang
Encroachment Permits – Bob Gill, Francisco J. Rodriguez

From: [Chelsea Lewandowski](#)
To: [Clark Sintek](#); rondkopf@aol.com; [John Buckley](#)
Subject: Valley Vista proposed Open Space and TPM
Date: Monday, July 7, 2025 1:53:33 PM
Attachments: [Valley Vista 2025.06.02-NC18235-Open Space Exhibits.pdf](#)

Hi, Clark:

After careful review of open space exhibit maps provided by Ron for our understanding of the accurate proposal for Open Space designation in the Valley Vista project, our Center identified an important concern. As depicted on the Open Space Exhibit Amended Tentative Map (attached, page 2), we saw that there was no connectivity for deer or other wildlife to utilize the oak woodland habitat in the Open Space area shown as 1.99 acres Lot Q.

CSERC recommended to Ron that the three lots on the east side of Ridgemont Road (lots 138, 139, and 140) be shifted 50 feet south so that an Open Space strip (of a width of approximately 50 feet) could extend between lot 138 and 137. That would allow wildlife movement between the Lot Q Open Space area and the larger Lot E Open Space area. No lot would be reduced or enlarged in size, but the wildlife benefit would be substantial.

Ron communicated to us that he deemed it possible to make that change which would be a change made in the Final Map for Phase III of the proposed Valley Vista Open Space exhibit.

Our Center strongly urges that relatively minor, but important, adjustment.

We are grateful to Ron for being willing to work with you at the County to do what is needed to make that adjustment. We thank you in advance for collaborating with him to ensure that the improved value of the Open Space is done without adding or subtracting Open Space at that specific location. We also accept the minor modification of Open Space that Ron communicated to us about in the far right-hand corner of the project.

Thank you!

Chelsea Lewandowski and John Buckley
CSERC
(209) 586-7440
chelsea@cserc.org

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Chelsea Lewandowski
Conservation Coordinator
Central Sierra Environmental Resource Center (CSERC)
www.cserc.org



Central Sierra Environmental Resource Center
Box 396, Twain Harte, CA 95383 • (209) 586-7440 • fax (209) 586-4986
Visit our website at: www.cserc.org or contact us at: johnb@cserc.org

VIA EMAIL

May 7, 2025

Clark Sintek
Community Development Department
2 South Green Street
Sonora, CA 95370

**CSERC COMMENTS FOR
THE VALLEY VISTA PROPERTY INVESTMENT PROJECT LUNR-25-7**

CSERC appreciates the opportunity to review and provide comments on the Valley Vista Property Investment/Kopf application for LUNR-25-7 to rezone nearly 10% of the parcel and reduce the amount of overall designated Open Space acreage.

The request proposes not only significant and material changes in the location of the designated Open Space areas, but also an overall net reduction in the amount of land zoned Open Space. Apparently, after the Final Map was approved in 2023, “minor” discrepancies were discovered. These “minor” discrepancies amounted to a reduction of more than 5 acres of land zoned as Open Space -- or nearly 20% of the total Open Space acreage. The applicant is proposing to offset the loss of those 5+ acres with 3.5 different acres that to our Staff’s knowledge have not been evaluated for its habitat value.

This current, proposed project is not the same project that gained CEQA approval or the original approval of the Board of Supervisors in 2010. The approved 2010 project, then called the Dry Creeks Subdivision Project, included a mix of single-family residences and townhouses of which a specific number were to be restricted to residents 55-years and older, an assisted care facility, commercial and office space, and a 0.7 acre park. The environmental review that was completed at that time determined that **in addition to** rezoning 29.5 acres of the parcel to Open Space, in order to mitigate and reduce the negative impacts of the proposed project to a less than significant level, the applicant was also required to deed, create a conservation easement, or rezone to Open Space a separate 78 acre parcel.

Then, more than a decade later, in 2021, the applicant submitted a request to revise the approved project. “A number of the requested revisions did not substantially conform to the 2010 CEQA document and/or the 2010 Conditions of Approval, therefore, the applicant submitted an application to revise the project . . . requir[ing] approval by the Board of

Supervisors.” Valley Vista, LLC November 22, 2021 Agenda Report, page 7. The new project removed the requirement for age restricted dwellings, removed the requirement for an assisted living facility, removed the requirement for a community garden, reduced the size of the required park by more than a third, reduced the Open Space acreage, and removed the requirement that the applicant deed, create a conservation easement, or rezone the separate 78 acre parcel to Open Space.

Instead, the applicant simply had to pay an Oak Woodland mitigation fee – using a low acreage figure that appears to be without foundation or merit. The environmental consultants hired by the applicant concluded that the revised project would convert up to 24.5 acres of the parcel’s oak woodlands. However, the Oak Woodland mitigation fee was calculated using only 7.7 acres, resulting in the applicant paying the County a substantially reduced (and seemingly inadequate) mitigation fee. Now, the applicant seeks to not only **further** reduce the amount of land zoned Open Space, but to also substantially reconfigure the previously approved locations of the Open Space areas.

1. HABITAT AND CONNECTIVITY CONCERNS

The proposed removal of designated Open Space areas raises a number of concerns. Project documents state that the Department of Fish and Wildlife walked the parcel and specified certain areas to protect as part of the CEQA analysis. Are those areas identified by the CDFW still designated and protected as Open Space? Also, the parcel contains drainages that flow into Woods Creek; and there is a pond that was determined to provide important wildlife habitat. Are those areas still being protected by Open Space zoning?

Next, the project’s schematics identifying the Open Space areas proposed to be removed disclose the proposed loss of important wildlife connectivity corridors. The areas proposed to be added as Open Space do not provide the same value to wildlife. Not all habitat is created equal. Simply swapping this acre for that acre does not comply with the letter or even spirit of CEQA.

Finally, the County may wish to carefully consider whether an updated CEQA analysis is required given the length of time since the initial CEQA analysis was completed and the numerous, material changes the applicant has made to the proposed project. The project is amounting to a death by a thousand cuts: First approved for 29.5 acres of Open Space zoning and the preservation of a separate 78 acre parcel; then removal of the protection of the separate 78 acre parcel, reduction to only 28.91 acres of Open Space zoning, and payment of a meager mitigation fee; and now further reduction to 27 acres of Open Space - areas of which are of questionable habitat value.

2. PUBLIC TRUST CONCERNS

The Advisory Notice glosses over the long and convoluted history of this proposed project. It glosses over the significant changes to the proposed locations of the Open Space

zoning and provides no information about the areas proposed to be removed from Open Space zoning or the areas proposed to be added. Further, it represents the discrepancies in zoning as “minor,” when nearly 20% of the previously approved Open Space is proposed to be removed and the total acres at issue amount to one third of the total Open Space area.

The public should be able to trust that the Board of Supervisors’ decisions are final and that the information the County provides to the public is not only complete but also unbiased. The current request as presented directly undermines the public’s trust.

CONCLUSION

CSERC recommends that the County either require a complete CEQA analysis of the project as currently proposed given the significant and material changes to the initially approved project 15 years ago; or alternatively, at a minimum, CDFW should be consulted to determine which areas within the parcel have high habitat value deserving protection by Open Space zoning. In addition, the total acreage of Open Space zoning should not be less than the amount previously approved by the Board of Supervisors in 2023.

If one of the two actions described above are approved by the Board of Supervisors, then CSERC begrudgingly supports the overall revisions that are intended to benefit the developer. If neither of the two recommended actions are adopted by the Board of Supervisors, CSERC respectfully points out that the newly revised project will not be consistent with the CEQA analysis and determination that is the basis for the project’s CEQA approval.

Thank you for your consideration. Please contact me should you have any questions or need any further information.



Chelsea Lewandowski
Conservation Coordinator

From: Romero-Maraccini, Ofelia@Waterboards
To: [Taryn Vanderpan](#); [Clark Sintek](#)
Subject: RE: Stakeholder Notification - Tuolumne County
Date: Tuesday, April 22, 2025 3:06:14 PM

Hi Taryn and Clark,

Based on the description of the Rezone LUNR-25-7 project, our Division will not be involved as the project will not create a new public water system.

Thank you,

[Ofelia Romero-Maraccini, Ph.D., P.E.](#)
[Yosemite District Engineer](#)
[SWRCB-Division of Drinking Water](#)
265 West Bullard Ave., Ste 101
Fresno, CA 93704
(559) 447-3135

From: Taryn Vanderpan <TVanderpan@co.tuolumne.ca.us>
Sent: Tuesday, April 22, 2025 8:40 AM
Subject: Stakeholder Notification - Tuolumne County

Caution: External Email. Use caution when clicking links or opening attachments. When in doubt, contact DIT or use the Phish Alert Button.

Good Morning,

Please find attached a stakeholder notification for a proposed project in Tuolumne County.

If you have any questions or comments, please contact the Planner noted in the attached document.

Thank you,

Taryn Vanderpan

Planning Administrative Technician II

Office: (209) 533-5635

Fax: (209) 533-5616

Email: TVanderpan@co.tuolumne.ca.us

Planning Website: <https://www.tuolumnecounty.ca.gov/179/Planning>

From: [Taryn Vanderpan](#)
To: [Clark Sintek](#)
Subject: Fw: Stakeholder Notification - Tuolumne County
Date: Tuesday, May 6, 2025 7:29:36 AM
Attachments: [LUNR-25-7 Valley Vista \(RZ\) Stakeholder final.pdf \(1\).pdf](#)

FYI

From: Antonio Ramirez <ARamirez@tudwater.com>
Sent: Tuesday, May 6, 2025 7:08 AM
To: Taryn Vanderpan <TVanderpan@co.tuolumne.ca.us>
Subject: RE: Stakeholder Notification - Tuolumne County

Taryn: TUD has no objection to the proposed rezone LUNR-25-7.

Antonio Ramirez
Engineering Services Technician
Tuolumne Utilities District
p: 209-532-5536 x 511
a: 18885 Nugget Blvd | Sonora, CA 95370
e: aramirez@tudwater.com | w: www.tudwater.com

From: Taryn Vanderpan <TVanderpan@co.tuolumne.ca.us>
Sent: Tuesday, April 22, 2025 8:40 AM
Subject: Stakeholder Notification - Tuolumne County

[CAUTION: This email originated from outside of the organization. Do not click or open attachments unless you recognize the sender and know the content is safe]

Good Morning,

Please find attached a stakeholder notification for a proposed project in Tuolumne County.

If you have any questions or comments, please contact the Planner noted in the attached document.

Thank you,

Taryn Vanderpan
Planning Administrative Technician II
Office: (209) 533-5635
Fax: (209) 533-5616
Email: TVanderpan@co.tuolumne.ca.us
Planning Website: <https://www.tuolumnecounty.ca.gov/179/Planning>