



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

November 5, 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

3. Minutes of the meeting of September 17, 2025

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:

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

- Rezone 29 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)
- 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 5 parcels from M-U and O to M-U (APNs 059-710-026, and 059-700-014, -015, -012 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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COMMUNITY DEVELOPMENT DEPARTMENT

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

October 15, 2025

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

To: Tuolumne County Planning Commission

From: Natalie Rizzi, Senior Planner

RE: Summary of September 17, 2025, Planning Commission Meeting and Response to Concerns
Valley Vista Zone Change LUNR-25-7

GENERAL INFORMATION

1. The Valley Vista Zone Change project LUNR-25-7 was considered by the Tuolumne County Planning Commission on September 17, 2025. Your Commission voted to send the project back to staff and asked for clarification of the following items:
 - Clarification of the project site area boundaries.
 - Existing and proposed Open Space acreage for Phase I only.
 - Clarification of the maps showing existing and proposed Open Space boundaries.
 - Public concerns centered around the subdivision design, conditions of approval, or construction.
2. The project site encompasses Phase I of the Valley Vista Subdivision and includes only those parcels. The project area is illustrated in Attachment 1 of this memo and in Attachment 1 of the staff report. All remaining parcels within the Valley Vista Subdivision are not part of the current Zone Change application LUNR-25-7. Any zone change requests for future phases would require the submittal of a new application and consideration by both the Tuolumne County Planning Commission and the Board of Supervisors. Following the approval of LUNR-25-7, each parcel within Phase I will have a single zoning designation.
3. The current Open Space within Phase I is 17.0± acres, and the proposed Open Space within Phase I will be 17.5± acres, which would be a net increase of 0.5± acres of Open Space for Phase I.
4. The Commission raised concerns that future phases of the project would not comply with the overall Open Space requirements. Before any Final Map approval, the Open Space acreage and configuration would be reviewed by CDD staff for compliance with project requirements.
5. The maps contained within the staff report have been updated to show the existing and proposed Open Space configuration clearly. Concerns were raised with the northwest portion of Open Space. This portion of the Valley Vista Subdivision falls within a future phase but will remain designated Open Space.

6. Members of the public had concerns regarding the underlying subdivision design, conditions of approval, construction, dust, road improvements, grading activities, home construction quality, trail alignment, and other related subdivision matters. The scope of this Zone Change application is limited solely to the redistribution of Open Space within the previously approved Valley Vista Subdivision. This Zone Change does not address nor has any effect on the Conditions of approval from the approved project. The Planning Commission's review and recommendation should therefore be focused exclusively on whether the proposed redistribution of Open Space is consistent with the applicable findings, as discussed below.
7. Concerns regarding compliance with the Conditions of approval are handled through the Code Compliance process in accordance with Chapter 1.10 of the Tuolumne County Ordinance Code.
8. Below are the Findings for the Zone Change application, as indicated by Section 17.100.110(E)(2) of the Tuolumne County Ordinance Code. Any decision to approve, deny, or send a project back to staff must be based on the applicable Findings. If the Commission moves to deny a project, the Commission must indicate which Finding(s) the project is inconsistent with. If the Commission moves to send the project back to staff, the motion must include what Finding(s) cannot be met due to a lack of information or evidence, and what information staff can provide to support the specific Findings.
9. Zone Change Findings:
 - 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 existing and future 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*.

The staff report is set up so that evidence and support are clearly identified for each of these findings.

LUNR 25-7

LUNR-25-7 (Valley Vista RZ)

DATE: October 15, 2025

SURFACE/MINERAL

RIGHTS OWNER: Valley Vista Property Investment

APPLICANT: Ron Kopf: 209-559-2160

PROJECT SITE SIZE: 46.39± 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 29 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, and -018)
- 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 5 parcels from M-U and O to M-U (APNs 059-710-026, and 059-700-014, -015, -012, 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. This includes the parcels in which a Final Map has been recorded and no further land divisions will be completed (Attachment 1). The site is located 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

LUNR-25-7 (Valley Vista RZ)

parcel boundaries of the Final Map. Therefore, there is no possibility that the rezoning would have a significant effect on the environment.

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: Existing Open Space Configuration

Attachment 3: Proposed Open Space Configuration

Attachment 4: Ordinance Exhibit Map

Attachment 5: Zone Change Table

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 project site. It also allows for the Open Space to be 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 increasing approximately 0.5 acres of designated Open Space within phase I.

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. Existing conditions of the Valley Vista Subdivision include the requirement for trails. However, this project entails the rezoning and reconfiguration of Open Space zoning. 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.

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 Valley Vista development and a net gain of 0.5± acres within this current phase. 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.

Easement

Concerns were addressed about removing open space that is on the western boundary of the property that aligns with an access easement. Concerns were addressed regarding easements in general. One commenter was concerned about an easement not being shown on the Zone Change project maps. Easements would not be shown on Ordinance maps and would be shown on any recorded subdivision maps. Ordinance Exhibits cannot modify easements. The easement in question has been shown on the Valley Vista Phase I Final Map. The proposed project consists of a Zone Change to reconfigure Open Space and would not remove or modify any easements associated with the Valley Vista Subdivision.

Comments Valley Vista Subdivision Conditions or Project Details

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.

Many concerns were brought up during the September 17, 2025 Planning Commission meeting. These concerns centered around concerns with the conditions or project details of the overall Valley Vista Subdivision. The scope of this Zone Change application is limited solely to the redistribution of Open Space within the previously approved Valley Vista Subdivision and impacts associated from that action. The underlying subdivision design, conditions of approval, road improvements, grading activities, home construction quality, trail alignment, and other related subdivision matters are not subject to modification or reconsideration as part of this request. Concerns raised by adjacent property owners regarding dust, construction practices, easements, hiking trails, road conditions, or other aspects of the previously approved subdivision fall outside the purview of this Zone Change. Concerns regarding compliance with the approved Conditions of Approval or concerns regarding the project's compliance with applicable Tuolumne County Ordinance Code regulations is

LUNR-25-7 (Valley Vista RZ)

handled through the Code Compliance process in accordance with Chapter 1.10 of the Tuolumne County Ordinance Code.

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 provided a second response indicating that they would support this connectivity. This portion of the Valley Vista Subdivision is not within the scope of LUNR-25-7 and would be part of a future phase. 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 on the individual single family lots. The zoning is consistent with the existing General Plan designations.
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. Impacts relative to cultural resources have been analyzed as part of previous project approvals and related environmental review. Zone Change LUNR-25-7 to redistribute Open Space zoning would not have any impacts to cultural resources.
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

LUNR-25-7 (Valley Vista RZ)

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.

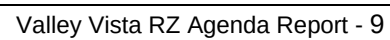
E. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the *State CEQA Guidelines*.

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

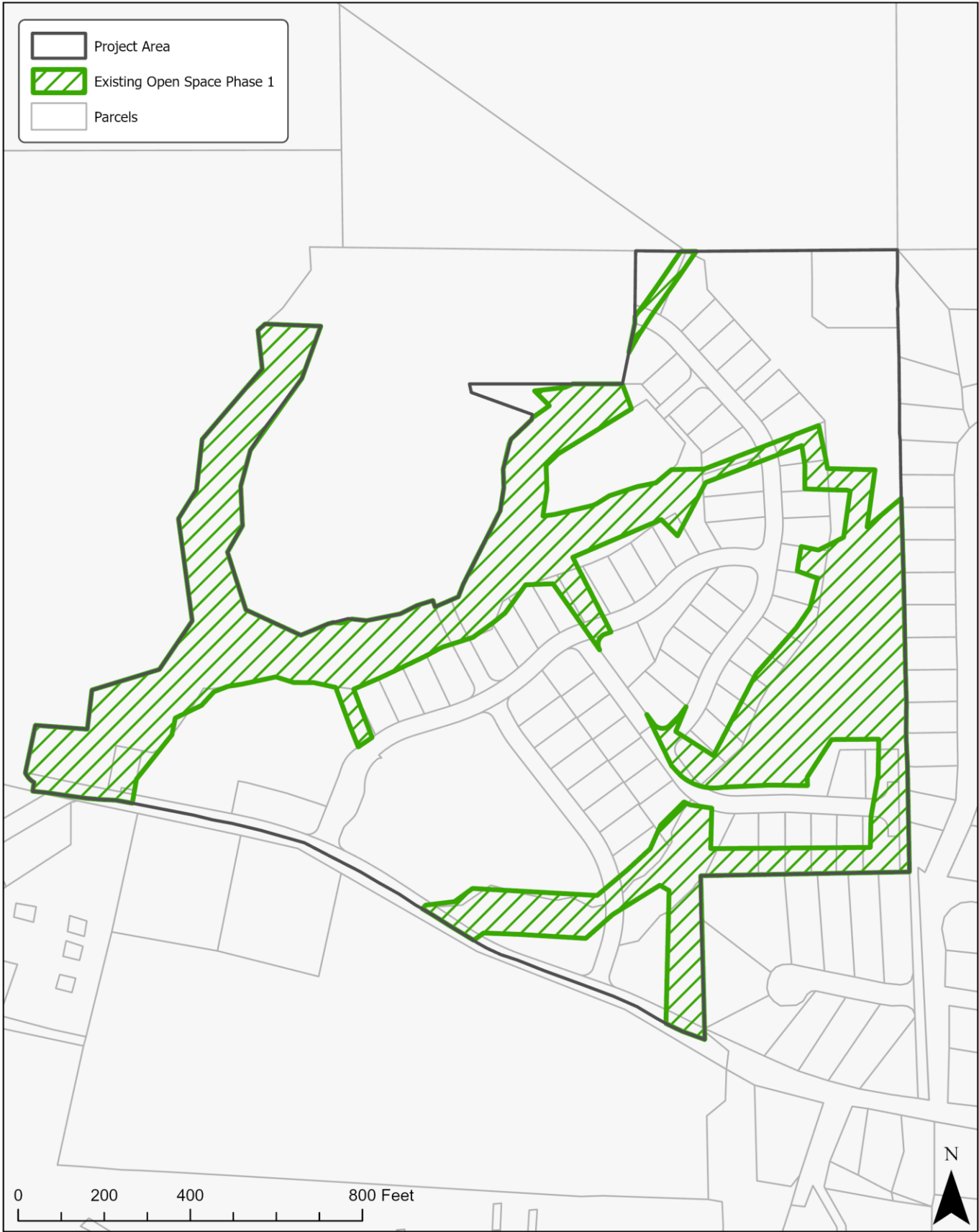
Project Area



LUNR-25-7 (Valley Vista RZ)

Attachment 2: Existing Open Space Configuration

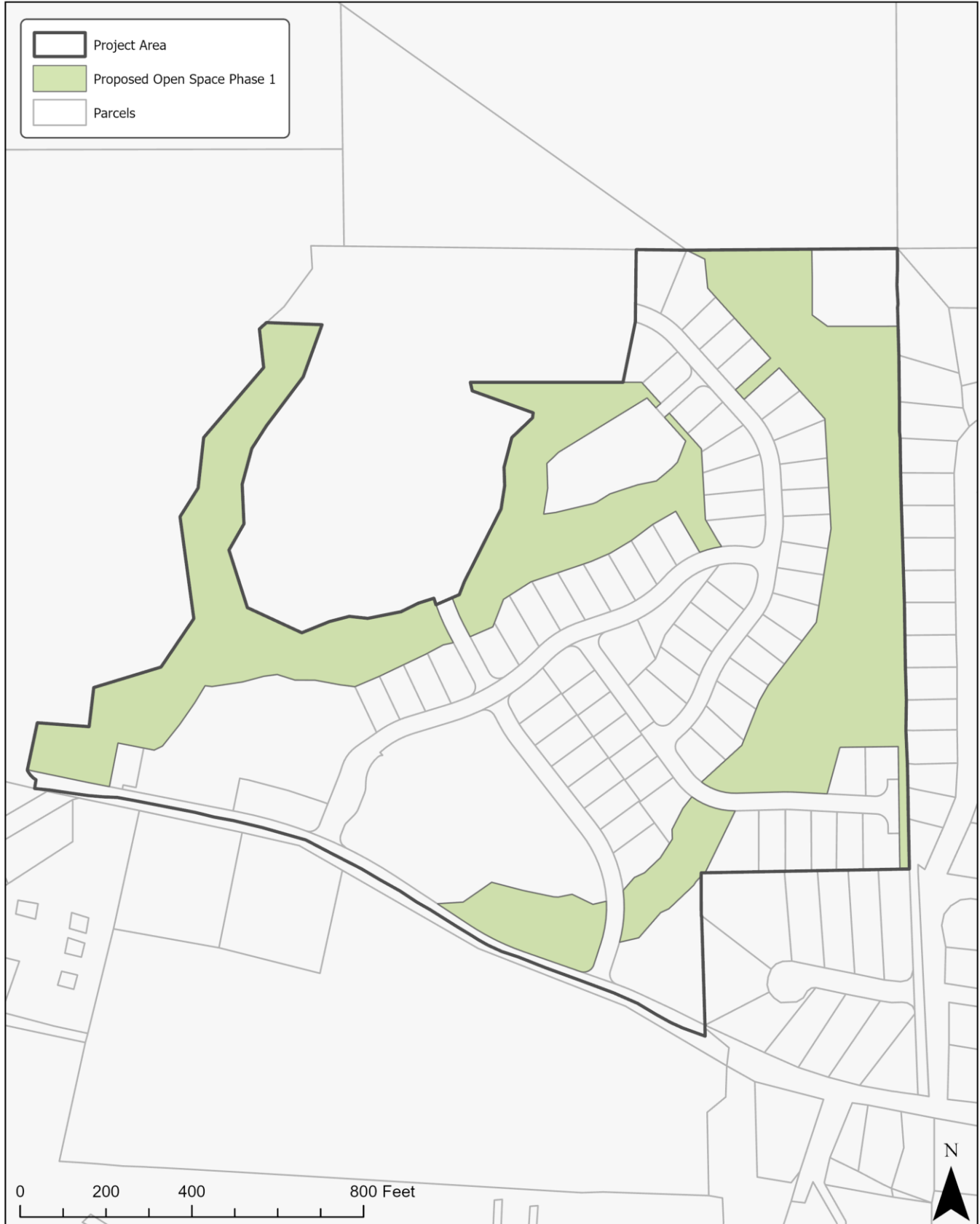
LUNR 25-7 Phase 1 Existing Open Space



LUNR-25-7 (Valley Vista RZ)

Attachment 3: Proposed Open Space Configuration

LUNR 25-7 Phase 1 Proposed Open Space



LUNR-25-7 (Valley Vista RZ)

Attachment 4: Ordinance Exhibit Map

Exhibit 'A'



All previous Zoning Ordinances are rescinded. Any parcel not labeled Open Space (O), Mixed-Use (M-U), General Recreational (K), or Public (P) are zoned Single Family Residential (R-1).

Legal Description: Valley Vista Subdivision Unit I

All lots, as shown on the map entitled Valley Vista Unit No. 1, recorded in the office of the County Recorder of the County of Tuolumne, California, on December 22, 2023, in Volume 15 of Subdivisions at pages 51 through 59, inclusive.

LUNR-25-7 (Valley Vista RZ)

Attachment 5: 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
059-710-001	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
059-700-012	75	M-U & O	M-U
059-700-001	76	R-1	P
059-710-025	78	O	P

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.

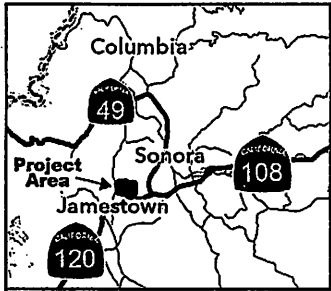
Additional Information:

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

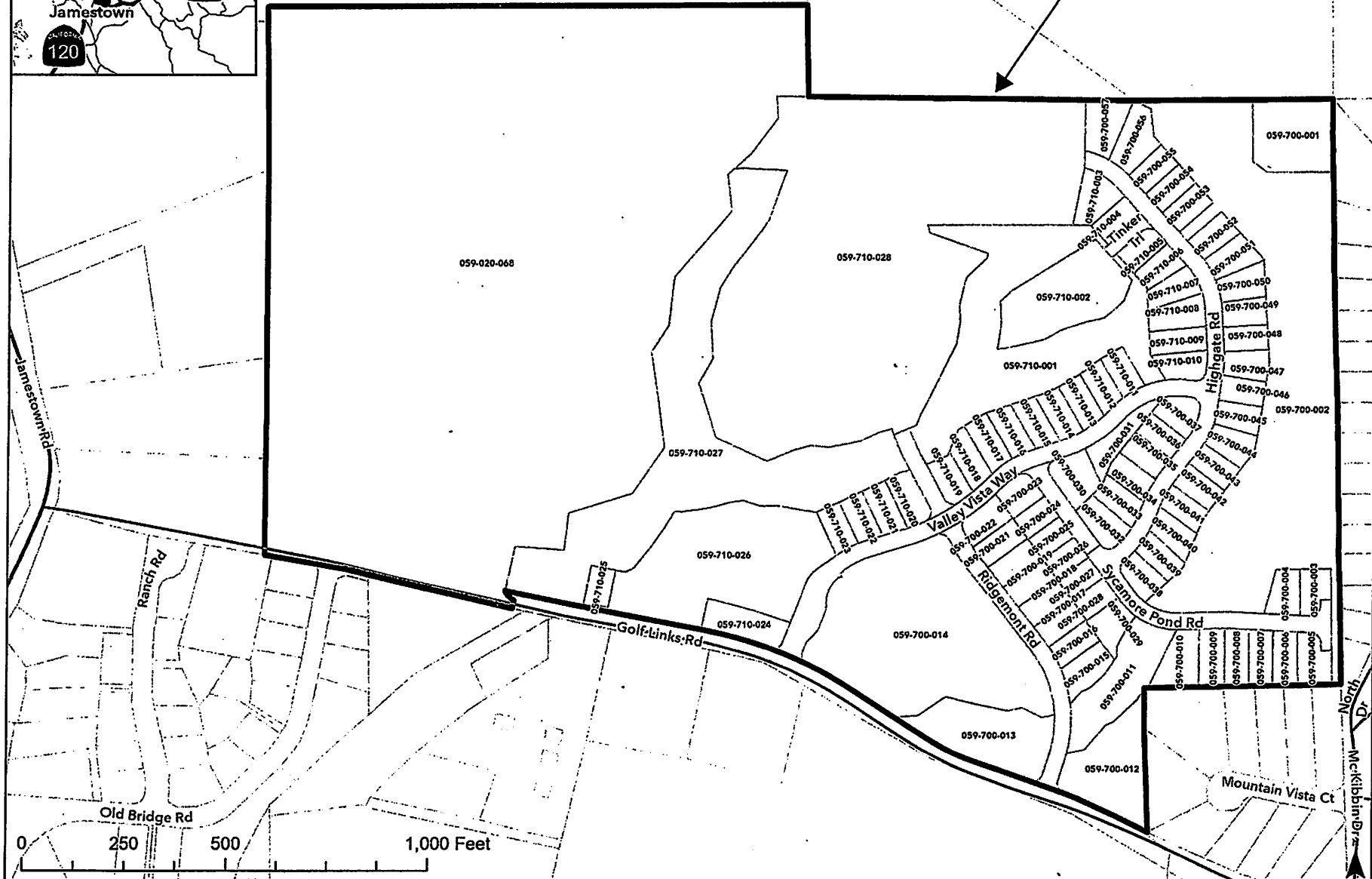
AGENCY: Interested Stakeholder.

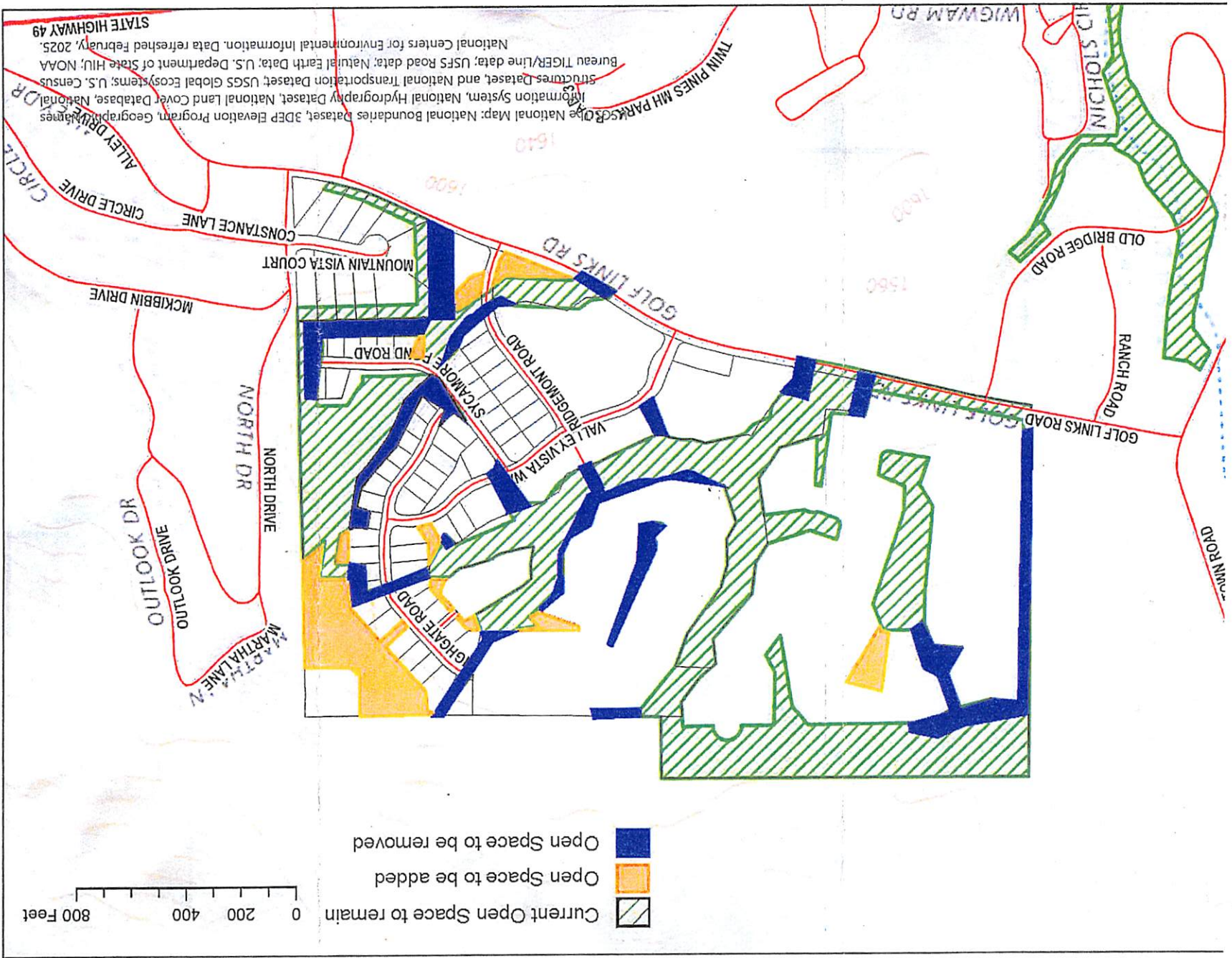
COMMENTS: The blue open should not be removed, this was set in stone for a reason. The blue area in the gravel Road has a natural stream bed that flows rapidly when it rains. We have open all around the stream bed so that nature can be undisturbed. If this is taken away you will be changing nature's water flow. PG&E has a easement right and so does the Tumwater Niking, 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.

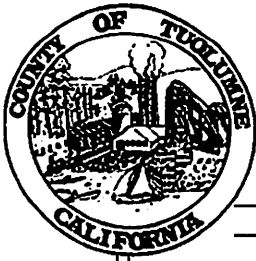
Lori Mills
19061 Samestown Rd



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 94960-1070
(707) 291-5333
(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

1. *Chlorophyll a* (Chl *a*)

1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405</
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1

NVA OF SOUTHERN VIETNAM

RECEIVED

RECEIVED
NVA 02 1952

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."

Margaret 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 Yaley 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:

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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

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

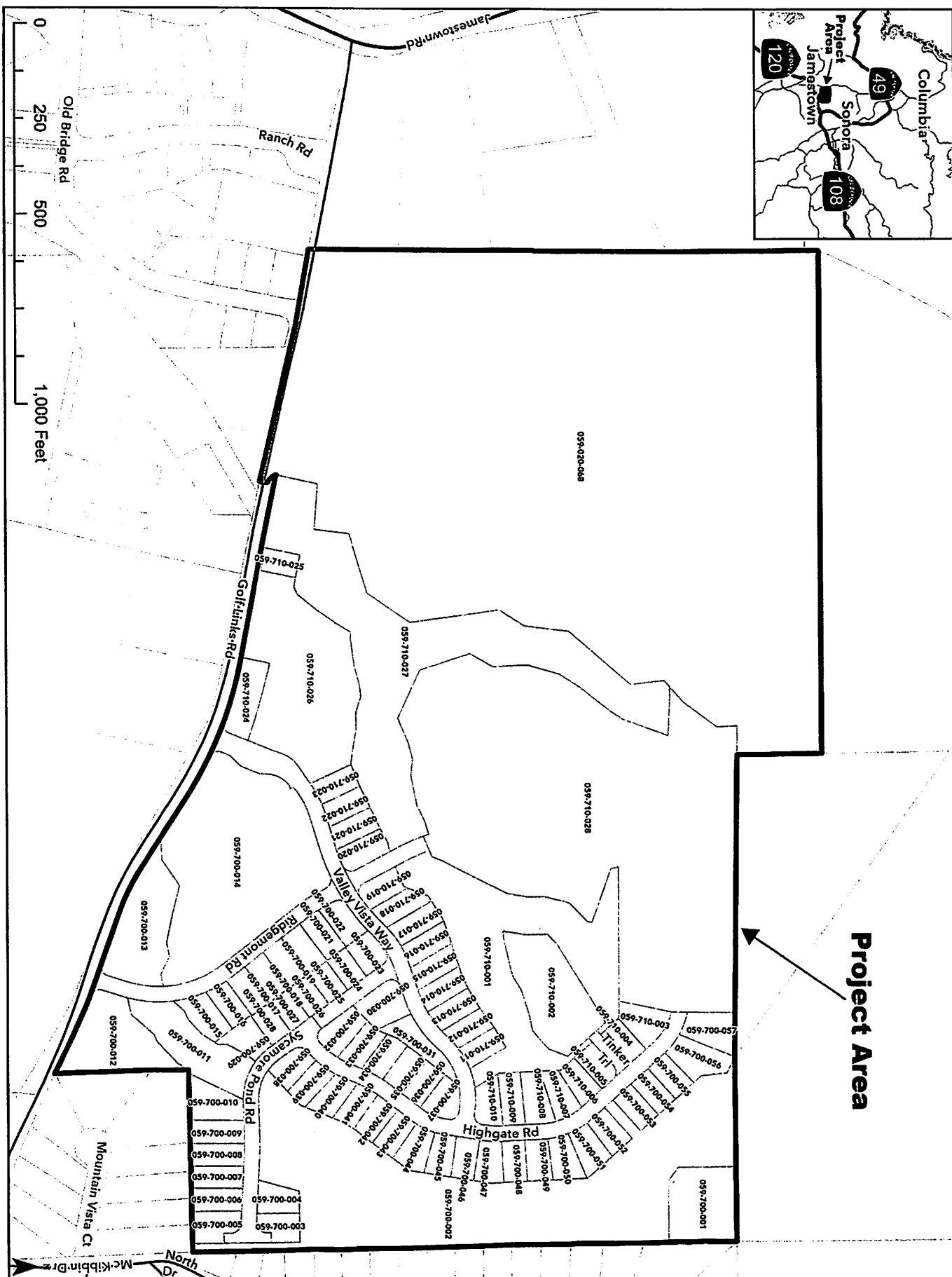
COMMENTS: WHILE NOT CLEARLY DEPICTED ON THE PROJECT MAP, IT APPEARS THE CURRENTLY APPROVED OPEN SPACE ALONG THE WEST PROJECT BOUNDARY INCLUDES AN EXISTING GRAVELLED ROADWAY THAT IS USED AND MAINTAINED BY PG&E. THIS ROAD SERVES AS A FIRE BREAK ALONG OUR EAST BOUNDARY WHERE THE MAJORITY OF OUR WOODED OPEN 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.

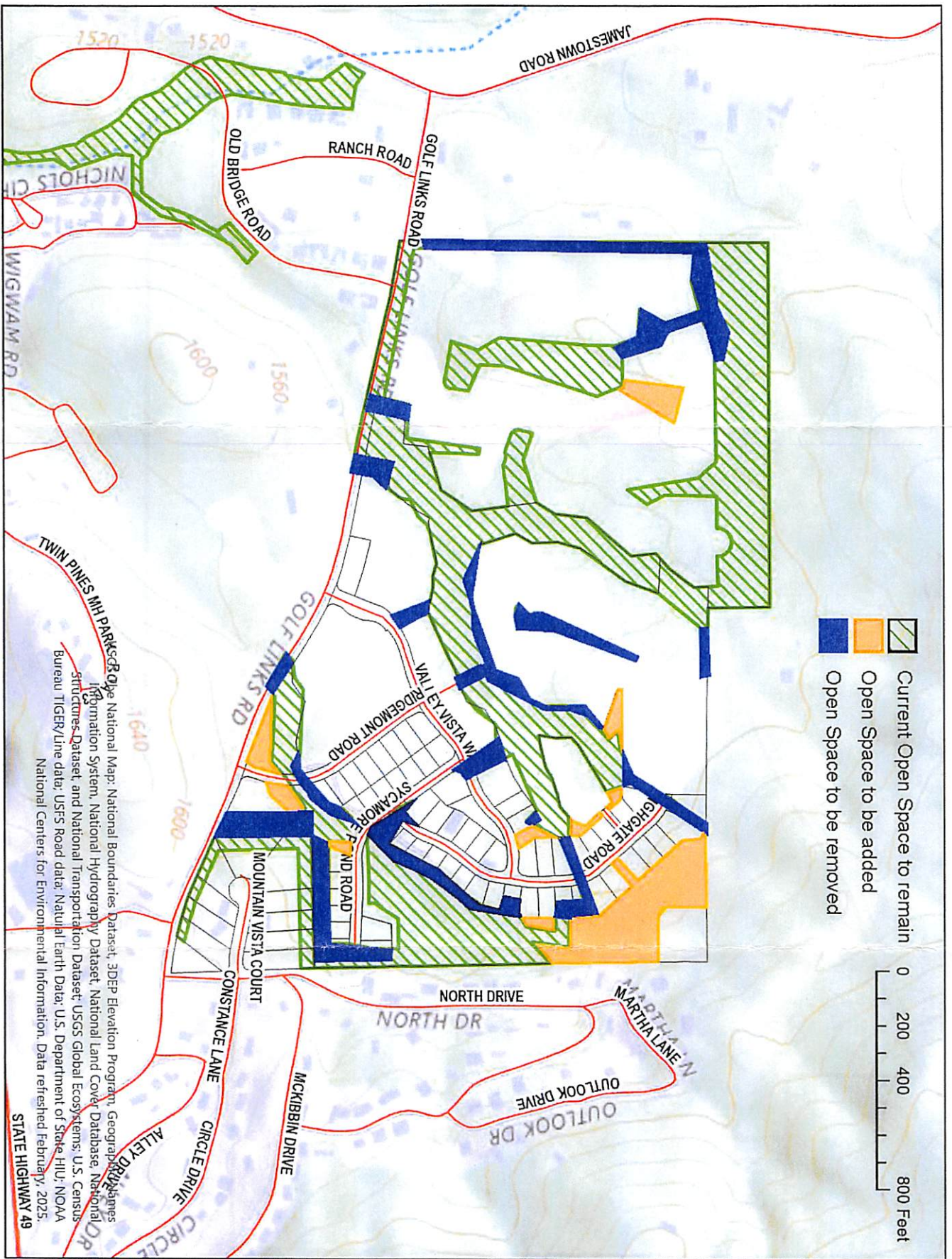
Robert Mills

19061 JAMESTOWN RD

JAMESTOWN, CA 95327

 5-4-25





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.

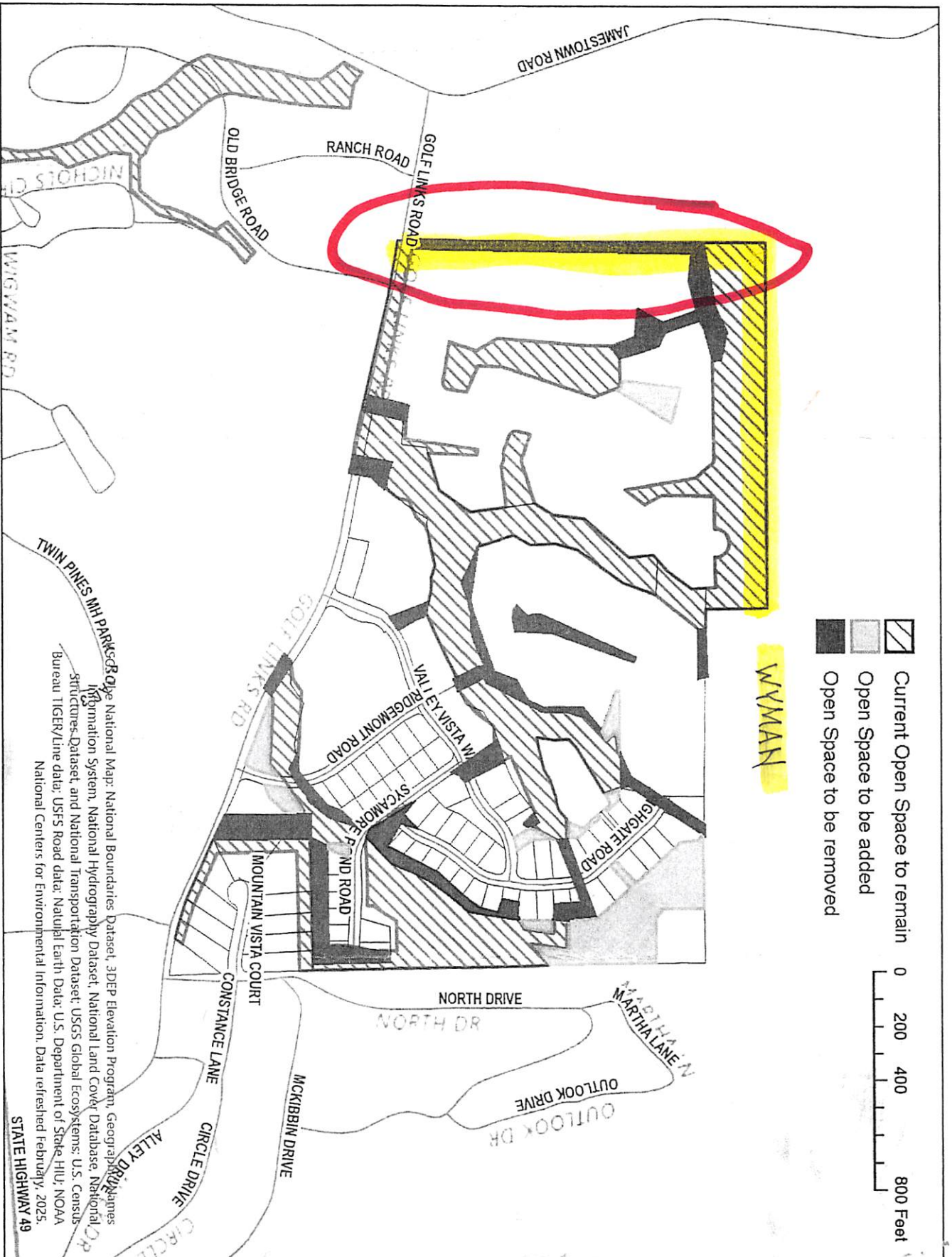
The area of open space circled in red on the attached map should not be removed from this project as that would negatively impact many interested parties.

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

--

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>

RECEIVED

SEP 16 2025

Community Development
Department

September 16, 2025
Natalie Rizzi
Tuolumne County Planning Commission
Re: LUNR-25-7 (Valley Vista RZ)

In spite of the fact that we have maps and assurances from the county surveyor that the corridor for our driveway will be in place when that phase of this project is built, the developers refuse to indicate (as we have on the attachment included) the existence of this accommodation. This is an apparent effort to cause us irritation, is unprofessional, and should not continue.

Bob and Laurie Wyman
10770 Golf Links Road
Jamestown

SEP 16 2025

RECEIVED

September 16, 2025
Natalie Rizzi
Tuolumne County Planning Commission
Re: LUNR-25-7 (Valley Vista RZ)

The Dry Creeks subdivision proposed in 2004 offered senior housing with a community center, tennis courts, a lap pool, trails with historical markers, off site tree mitigation, tree replacement along Golf Links Road, bird boxes in the open space, architectural drawings of beautiful homes, and extensive road improvements.

According to the Union Democrat in 2004 developer Ron Robinson said his development group has tried to design the project to benefit both the existing area and new homeowners.

The project was approved in 2007 and revised in 2010. Then, nothing happened.

In 2018 the project was re-approved and re-branded Valley Vista and something else happened. Nearly every feature which sold this project to the public and the Board of Supervisors in the first place went away.

- Senior housing- gone
- Community center- gone
- Tennis courts- gone
- Lap pool- gone
- Historical markers- gone
- Offsite tree mitigation- gone
- Beautiful homes- gone

In place of the beautiful custom built homes are manufactured homes by Palm Harbor Homes as stated in the Union Democrat December 20, 2019. Reviews of those homes on the Consumer Affairs website reveal savage reports of their build quality and poor customer service. The Better Business Bureau will not endorse this builder giving them a 1.14 out of 5 stars rating.

This sort of chicanery thrives on short memories, the passage of time, and the attrition of county employees. That is the point of the preceding history lesson. This is a bait and switch operation.

Over 20 years have passed since this proposal first became public, and not one home is occupied, no roads paved, and this is only phase one of a massive project. This could go on for many more years with the developers returning often to chisel away at the conditions that hurt their bottom line. Our objective now is to suggest that the county scrutinize every step of this project to make it adhere to its previously stated goals. Secondly we would appeal to the developers to deliver a quality product to future homeowners and mend some of the damage already done.

Attachments included

Bob and Laurie Wyman
10770 Golf Links Road, Jamestown

Jamestown may get more houses

By JOSHUA WOLFSON

Two housing developments that would bring about 450 new homes to the Jamestown area are in the works.

One proposal is a 227-home subdivision at the northern edge of Jamestown that combines a senior living complex with single-family homes. On the other side of town, a development group hopes to create 195 lots for homes, townhouses and multi-family housing.

Both projects are still early in the planning process and Tuolumne County planning officials are analyzing the potential affects on the surrounding areas, said county Senior Planner Mary de Beauvries.

And construction could begin this year on two other Jamestown projects, involving a total 56 lots, that were

approved last year.

Much of the new development is centered around Golf Links Road, a quiet stretch of single-family homes separated by vacant, grassy pasture. The largest project is the Dry Creeks, proposed by the Golf Links Land Co., on a 93-acre site covered with wild grasses and clumps of trees. Bay Area residents Leroy and Lois Huemoeller own the land.

The project includes a 160-residence senior community and 67 single-family homes, said developer Ron Robinson of San Jose. The projects would share a trails and road system and include a general store.

"They are two different projects but we think they really blend together well," he said.

A community center, complete with ten-

nis courts and lap pool, is planned for the senior complex. The senior residences would likely range in size from 1,200 to 1,800 square feet, while the single-family homes would be roughly 2,200 to 3,000 square feet in size, Robinson said.

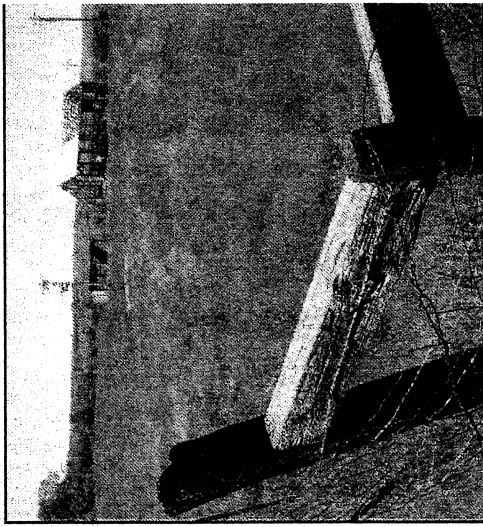
The project would be developed in phases with the single-family homes on the western side to be built first. The senior housing would probably come four to five years later, he said.

Fifteen percent of the housing — 24 senior units and 10 homes — is planned to be affordable for people with moderate incomes.

Studies under way

The county is now gathering traffic and

— See JAMESTOWN, Page 11A



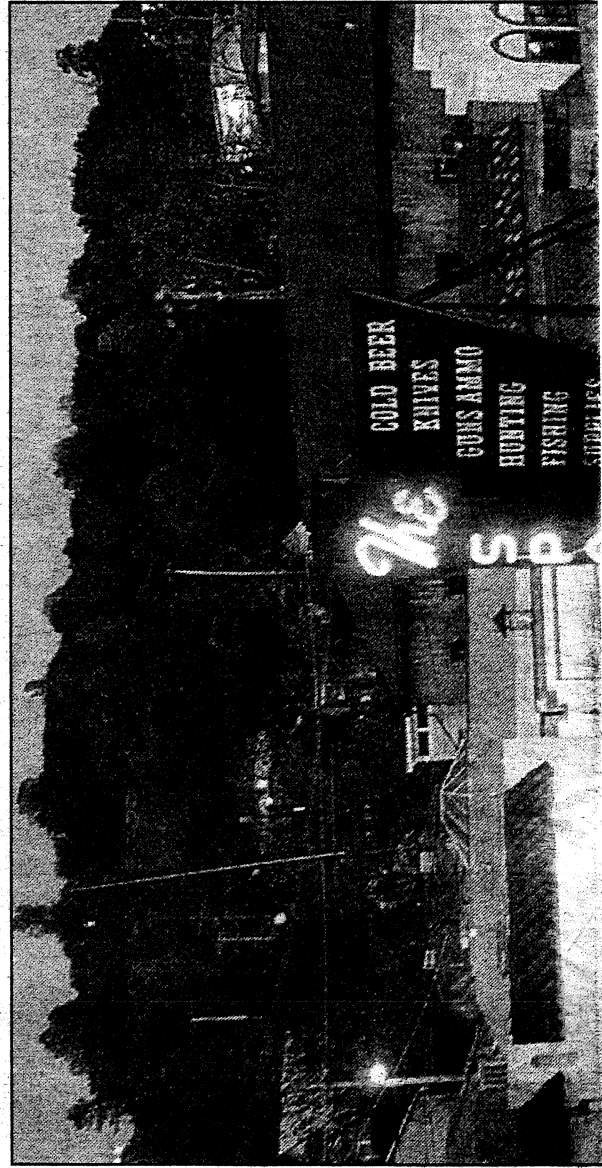
Union Democrat

SINGLE-FAMILY houses, townhouses and multi-family homes will be built near the intersection of Preston Lane and

Lode liquor licenses abound

By CLAIRE ST. JOHN

Stroll down Sonora's Washington Street and you can have your pick of no less than 10 have



TPRD trouble by leak

By LENORE RUTHERFORD

Are private real estate transactions being illegally leaked?

Bruce Cassasa, a former Tuolumne Park and Recreation and longtime district watchdog, directors decided in closed session last week to on April 14

Jamestown: Planners will determine

FROM PAGE ONE

drainage information for an initial study on the project, de Beauvieres said. A cultural resources survey, regarding history of the property, is already done.

Once the initial study is finished, county planners will determine whether a full environmental impact report is necessary. The project will reach the Jamestown Area Planning Commission in the fall at the earliest, de Beauvieres said.

With development projects, the county solicits feedback from neighbors. In this case, questions have centered on the project's effect on traffic, especially at the Golf Links Road-Highway 108 intersection, de Beauvieres said.

"That seems to be a big issue for people," she said.

Robinson said his development group has tried to design the project to benefit both the existing area and new homeowners.

"By adding the commercial (area), we will also be providing a service to the neighbors along Golf Links," he said.

Community meetings are also planned once the initial studies are wrapped up, he said.

Surrounding the Dry Creeks project are two smaller developments that the Tuolumne County Board of Supervisors approved last year. One sub-

division, Mountain Vista, is also being developed by Robinson and his partners.

The 11-home project, with lots ranging in size from 0.3 to 0.8 acre, will be on 5.3 acres at the corner of Golf Links Road and McKibbin Drive.

Just down the street at Jamestown Road will be The Ranch, a 45-lot gated community on about 20 acres. The subdivision, approved last May by supervisors, is being developed by Robert Hussey.

Traffic improvement plans are being completed for both developments, said Duke York, a county deputy director of public works. Construction should begin this year on both projects, he said.

Anticipating future development, officials at the county Public Works Department proposed a plan to improve Golf Links Road, York said. Under the plan presented to the Board of Supervisors last year, each development group would pay for improvements to the section of road their project touches.

Developers would also make contributions, based on the size of their projects, to improve the section of Golf Links Road east of McKibbin Drive, which has already been developed, York said.

About 450 cars travel on Golf Links Road each day, according to the county figures presented last year. As the

area is more developed over the next 20 years, that number is expected to increase to roughly 4,800 daily trips.

Southern project

A mile or so to the southeast, Jamestown area residents and ranchers Ernest and John Viglienzoni have applied to build a community of more than 200 single family homes, townhouses and condominiums on 68 hilly acres at the intersection of Preston Lane and Seco Street.

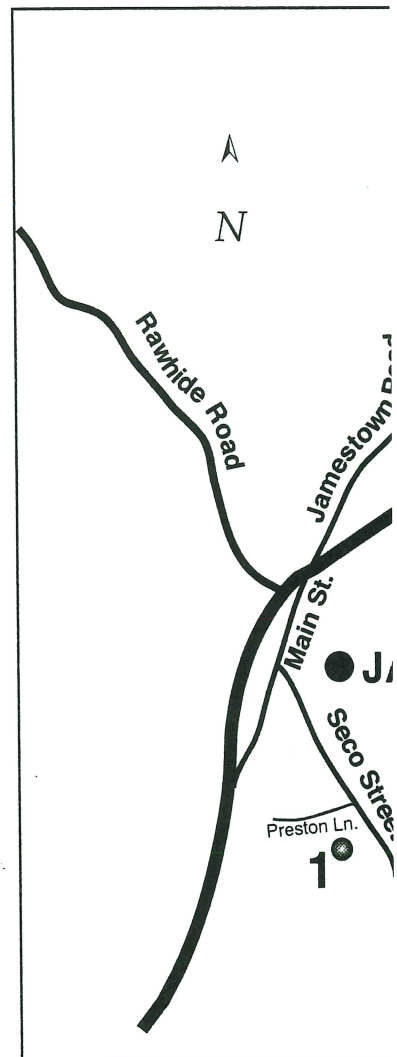
The project would include 123 residential lots, 70 townhouse lots and 38 units of multi-family housing, most likely condominiums, according to county documents. About 21 acres of open space or recreation area are also planned.

Submitted in February, the project is just beginning to move through the application process, said county Planner Debra Reynolds.

Last month, the county mailed out notices of the project to advisory agencies and would-be neighbors, and is currently compiling that information, she said. It will likely be several months before the Jamestown Area Planning Commission considers the project.

Some neighbors are already expressing concerns about its affect on the surrounding community.

Jennifer Powers, who has lived in the neighboring Moth-



er Lode West subdivision for 14 years, worries about the project's size. While she would like to see the land stay vacant, Powers said she understands something will likely

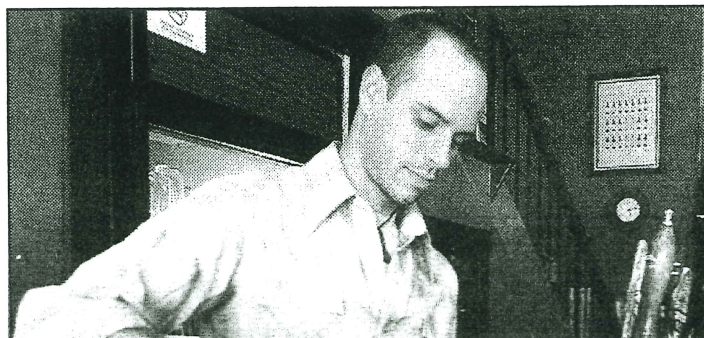
Liquor: One theater pours beer, wine

FROM PAGE ONE

County would have to grow to 86,000 people before a brand-new liquor license is issued. Calaveras County would have to swell to 60,000 people.

Albrecht estimated that under 10 percent of Tuolumne County's liquor licenses are currently for sale.

The license that used to allow



and 20 grocery or liquor stores selling beer, wine and liquor.

There are four clubs that can pour the hard stuff, as well as one bed and breakfast where a lodger can end the evening with a hot toddy or a brandy Alexander instead of warm milk.

In Tuolumne County, Sierra Repertory Theatre offers beer and wine during show inter-

The Union Democrat



LEADING NEWSPAPER OF THE MOTHER LODGE

153rd Year, Number 195

Sonora, California, Monday, April 9, 2007

Si

300-home Jamestown project eyed

By MIKE MORRIS
The Union Democrat

A large subdivision that could add more than 300 homes to the northern edge of Jamestown goes before the Jamestown Area Planning Commission on Wednesday night.

Dubbed Dry Creeks, the subdivision combines a senior living complex with single-family homes on 93 acres along Golf Links Road. As proposed, the subdivision features:

- 139 single-family residential

PUBLIC MEETING
Jamestown Area Planning Commission: 7 p.m. Wednesday, Jamestown Community Hall, 18250 Main St., Jamestown.

lots that are restricted to those age 55 or older.

- 67 single-family residential lots (57 of these lots can have two homes built on them).
- 44 condominiums that will be marketed as affordable homes

for moderate-income levels.

- A two-story, 7,000 square-foot building containing some type of general store on the ground floor and three apartments and two offices on the second story.

- A community center, complete with a clubhouse, tennis courts and swimming pool.

- More than 23 acres of common areas containing a three-mile trail system and community garden.

"It's got a lot of nice features," said Bev Shane, director of said.

Tuolumne County's Community Development Department.

Jamestown planning commissioners will hold a public hearing before voting on whether to recommend the project to the Tuolumne County supervisors for approval. The project requires a General Plan amendment changing the site designation from agriculture to residential.

The county board is scheduled to vote on the project May 1, Shane said.

Several letters sent officials last month expressed concerns with the range from the loss of and wildlife habitat to traffic, the damage resources and its close a rifle range.

Jon Dashner, an Attorney and chairman of the to Preserve the Mother Club, wrote the commission.

SEE SUBDIVISION

RENDEZVOUS AT RED HILLS



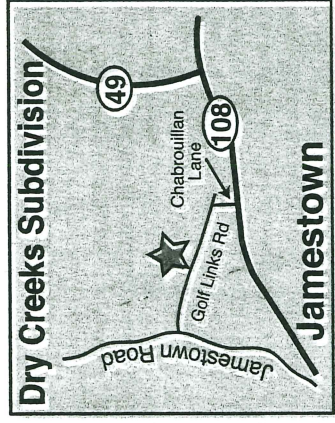
Veto again likely on marriage

SACRAMENTO (AP) — S

DIVISION: Would feature homes, store and a park

PAGE

the General Plan denied. The Gun t 27 acres near the perty. l land-use change ral to residential r to be compatible of the Mother Lode erty, as we have a le range, a pistol p range which are nd, seven days a .m. to sunset," he anating from our d gun club would, disturbing to the is proposed devel- ould, most likely, nts to the (county)." people wrote let- nty opposing the hem property own- nks Road. Laurie Wyman



DEREK ROSEN/UNION DEMOCRAT

expressed concern over many issues, including the loss of oaks and the installation of street lights as part of the project. "Street lights are a major reason why people in the city cannot see the stars at night," they wrote. "The glow of the lights will hinder the view of the evening sky and upset the rural character." Shane said an environmental impact report is not required for this project because any impact to the

environment has been offset through mitigation measures required of the developer. For example, the 719 trees — 672 oaks and 47 pines — that would be cut for the project would be compensated by planting trees along Golf Links Road and giving Columbia College 80 acres off Italian Bar Road. The college acreage, to be used by students, would preserve oaks and wildlife, Shane said.

In a six-page letter to county planners, Mike Milne — a staff biologist with the Central Sierra Environmental Resource Center, a conservation group based in Twain Harte — said the Italian Bar property is not a good site for oak mitigation.

He said the oaks are not the same species and the oak woodland habitat is different from the Dry Creeks property. Among the trees to be cut at Dry Creeks are 73 old-growth oaks,

with at least a 24-inch diameter. Formerly the Sonora Country Club, the Dry Creeks property is located on the north side of Golf Links Road, east of Jamestown Road and west of McKibbin Drive. Ron Robinson, the project's Bay Area developer, was unavailable for comment Friday.

Milne and neighboring property owners have expressed concern that the subdivision will cause traffic problems.

"This project and the estimated 1,736 daily vehicle trips generated by this proposal will dramatically change the traffic circulation patterns in the local area," Milne wrote.

Shane said the developer will have to rebuild Chabroullian Lane and install a traffic light at its intersection with Highway 108.

Additionally, some Golf Links property owners, like Edward Shannon, were concerned with the removal of a historic stone wall.

"It is also hard to believe the county would allow the removal of the long-standing Stone Wall," wrote Shannon, a Fremont man who owns a home on Golf Links Road with his wife. "It is our knowledge, (the stone wall) was built by the Chinese way back in the 1850s. I would think that would be considered very historic and should be preserved."

Shane said the stones will be reused in a decorative entrance way into the subdivision.

Dick Pland — who represents the Jamestown area on the Board of Supervisors — said he has yet to review environmental details of the subdivision, but he thinks the idea of combining senior and family housing is a smart one.

"I think it would be a good fit for the area," he said.

Contact Mike Morris at mmorris@uniondemocrat.com or 588-4537.

AGE: cent t ion

SPRING CELEBRATIONS

SPECIES: Common names lead to conflict

FROM THE FRONT PAGE

like if you were running a supermarket, you would have to do an inventory." Having internationally accepted standards for



PAGE

rrriage, up it in 1997 1 1985. The

FRIDAY

DECEMBER 20, 2019

SONORA, CALIFORNIA • WWW.UNIONDEMOCRAT.COM

Recent developments



Sonora developer makes progress on subdivisions in East Sonora, Jamestown

By ALEX MacLEAN
The Union Democrat

Krag Brotby stands with his back to Curtis Creek on a five-acre piece of land tucked away from view of traffic off Tuolumne Road in East Sonora, where he plans to develop a subdivision with 29 factory-built homes.

Brotby, of Sonora, is a partner in Oxbow Investments, a limited-liability company that purchased the land about five years ago for \$360,000. It was previously a winery and vineyard until the vines were removed in 2012.

"We think it would make a pleasant little community," he said.

The Tuolumne County Board of Supervisors approved a tentative subdivision map and zone change for the proposed

Each home would be about 1,400 square feet with three bedrooms and two bathrooms on lots ranging in size from 3,107 square feet to 6,164 square feet.

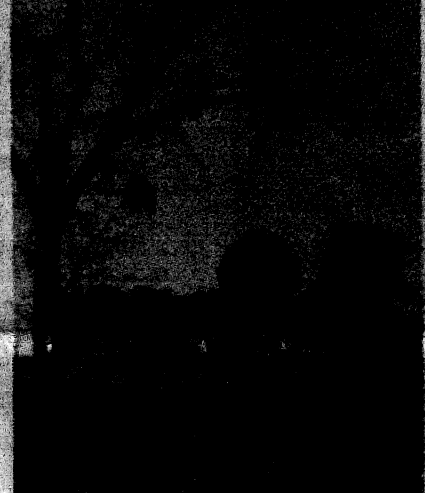
Brotby said the targeted base price for each home would be \$225,000.

"There aren't a lot of homes in the county at that price range that you would want to live in," he said.

The location is adjacent to the Tuolumne County Fire Department headquarters on Striker Court and about a mile from the Sierra Pacific Industries mill, one of the top private employers in the county.

Brotby said he believed the homes would be priced at a point that would be ideal for mill workers and firefighters who work in close proximity.

"If we're trying to cut down on traffic,



Maggie Becky / Union Democrat

A barn (top) that was once part of a winery and vineyard off Tuolumne Road will be demolished when Krag Brotby, of Sonora, building a subdivision with 29 manufactured homes. Oak trees on the Tuolumne

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HOMES

Continued from Page A1

he asked.

However, the plans for the development were also dealt a setback by the board's decision to require both a 28-foot-wide street and sidewalk throughout the community.

Brothy and Ron Kopf, a partner in the project, asked the board for some relief from local road standards that require two-way travel lanes to each be 10 feet wide with additional 4-foot shoulders on each side.

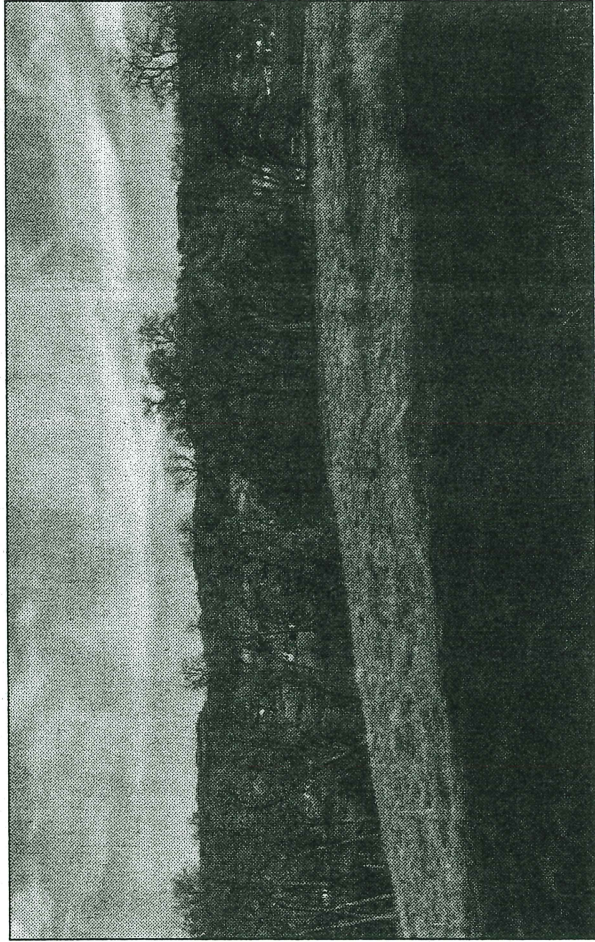
They said the sidewalk would encroach into the parking spaces located in front of each home due to the required width of the roadway and limited space at the project site.

The developers proposed a pedestrian pathway that would be level with the street as opposed to a sidewalk, but some on the board were concerned about pedestrian safety. County staff also expressed concern about people parking in the pathway.

Kopf asked the board to eliminate the required shoulder up to the sidewalk under policies in the county General Plan and housing element that

allow them to reduce some standards for projects that meet county housing goals. Quincy Yaley, director of the county Community Development Department, said the elimination of the shoulders would not only go against the county's ordinance code, but also state forestry regulations.

Yaley said the Sierra Meadows subdivision was allowed to be built with narrower roads and residents complain to the county about them not being wide enough and people parking in the fire



Maggie Beck / Union Democrat

The five-acre parcel off Tuolumne Road with Curtis Creek bordering one side and Striker Court bordering two other sides.

lanes. The board ultimately voted 4-1 to approve the project with all of the road requirements recommended by county staff, with County Supervisor Anaiah Kirk in dissent because he disagreed with mandating the sidewalk.

"If we mandate a sidewalk, that cost will be passed onto the homebuyer," he said, adding that the county has an affordable housing issue.

Kopf said they'll next have to look at reconfiguring the plans, which might

include modifying some floor plans and sizes of homes to make it fit, as well as continue working with county staff to see if they can get any concessions that will help.

"Nobody is trying to impact health, safety or fire access with that," he said. "We're just looking at what's reasonable for that size of a community that's adjacent to a fire station."

Some suggested reducing the number of homes to make the sidewalk fit, but Kopf said that would also affect the economic

viability of the project and cost of each home.

"We're trying to hit an affordable price point," he said. "If you have fewer homes to do that, it will make it more difficult."

Despite the issue with the sidewalk, both Brothy and Kopf said they appreciate the work county staff has done to help move the project along.

Brothy is also a partner in the development of a similar but larger 230-lot subdivision called Valley Vista off of Golf Links Road in Jamestown that's farther along in the process and anticipated to start taking shape early next year.

Both projects are considered "infill development," which means they are vacant parcels in largely developed areas.

The Valley Vista site has four model homes sitting on it that will be part of the development, including the one that will be used throughout the subdivision off Tuolumne Road.

Brothy said 45 people have already bought into the community and homes are expected to begin arriving in February from manufacturer Palm Harbor Homes in Portland, Oregon.

Each home arrives on wheels about 95 percent

complete. Brothy said it takes about two weeks to finish them after they arrive, which includes mostly interior work like carpeting and electrical. They are also all made out of fire resistant materials.

"The amount of scrap they have left over will fit into a 55 gallon garbage can, so they are very efficient," he said.

Brothy said he anticipates being able to put up about eight homes a month.

The homes at Valley Vista will range from 1,300 to 3,000 square feet, with six models and nine floor plans that people will be able to choose from on site.

"This is more like a house shop," he said. "You come in, pick your color, pick your model, and then three months later you're moving in."

Contact Alex MacLean at amaclean@uniondemocrat.com or (209) 588-4530.

Maureen Brennan



November 2019
Employee of the Month

Contact Giuseppe

Continued from Page A1

Barrera had marijuana in her blood at the time of

"This was a difficult case and you all worked

driving under the influence of alcohol, drugs or

TRIAL

A.1



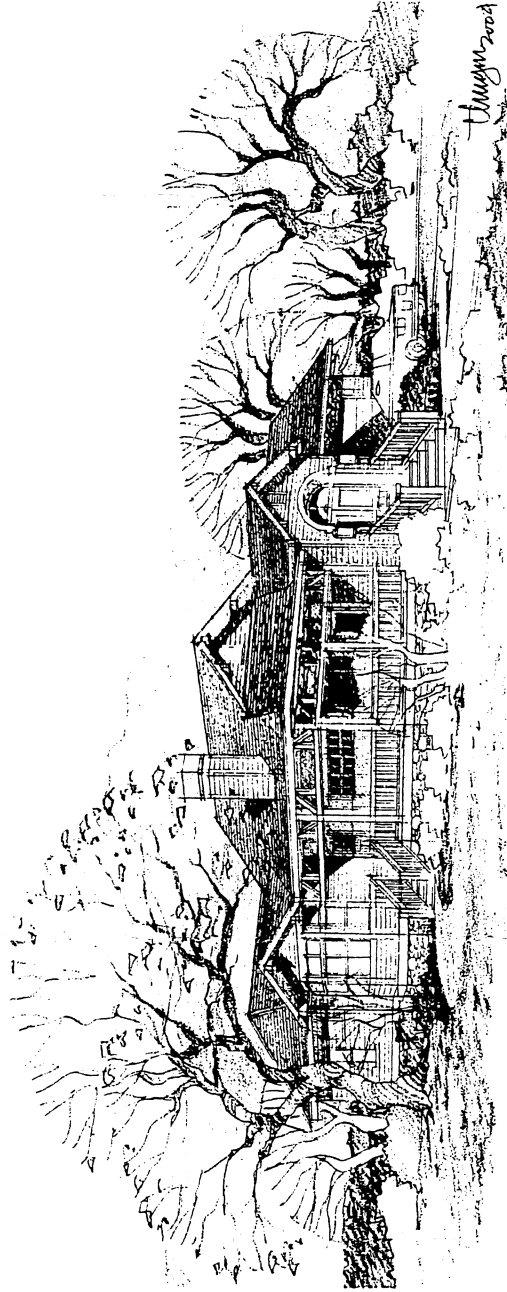
David Ragland
ENGINEERING AND LAND SURVEYING
110 SOUTH MAIN STREET
MONROVIA, CA 91766
Phone: 916-881-1111
Fax: 916-881-1112

Don Robinson
Self: Mike Land Company
1111 Royal Ann Court
Bunnyville, CA 94507
408-437-8820
408-437-8822 FAX

Dry Creeks
(SHEET DESCRIPTION)

REVISIONS	NO. DATE	DESCRIPTION

1" = 20' Horiz
1" = 5' Vert
Date: 4/15/99



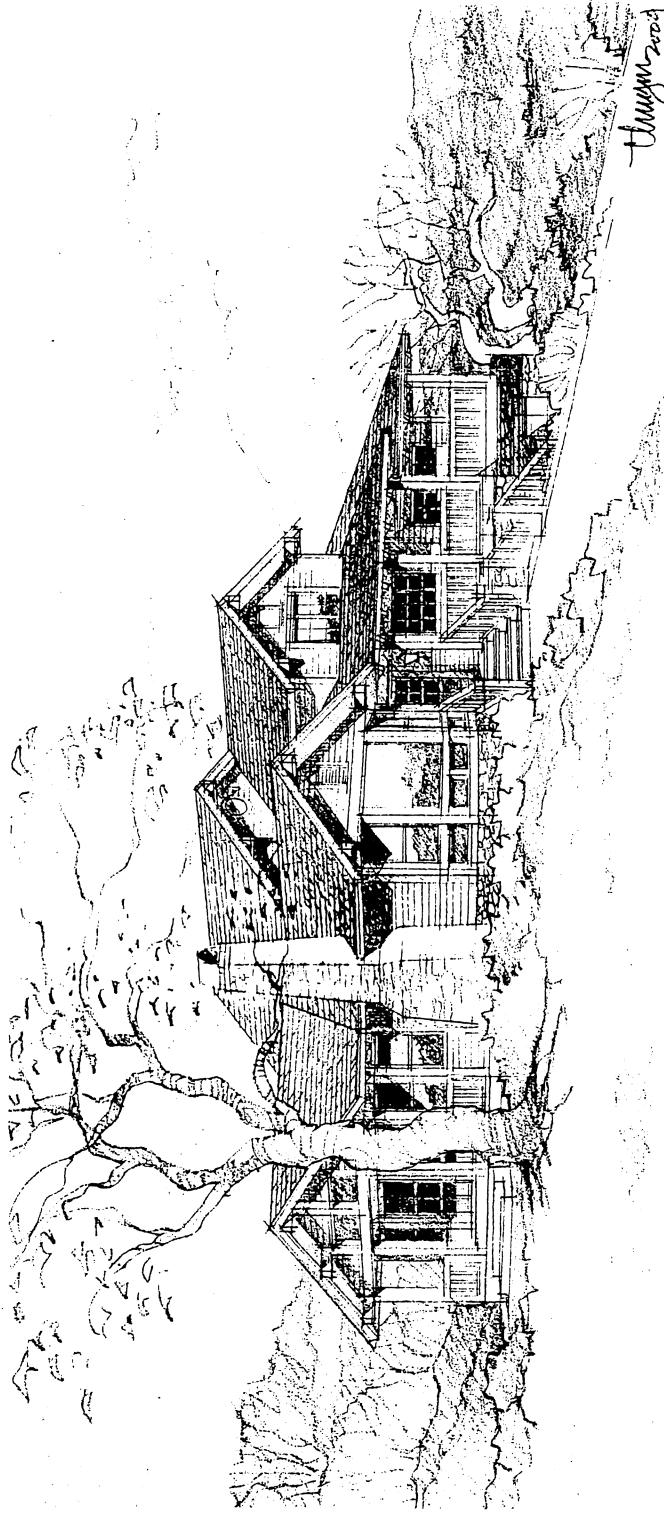
micro design group
ARCHITECTURE-PLANNING
1650 Lafayette Street
Santa Clara, California 95050
Phone: 408-246-1161
Fax: 408-246-1166

PERSPECTIVE 1
TYPICAL ZERO LOT LINE UNIT @ 1750 S.F.

RECEIVED

DEC 22 2004
COUNTY OF TUOLUMNE
COMMUNITY DEVELOPMENT
DEPARTMENT

A.2		David Ragland ENGINEERING AND LAND SURVEYING 175 SOUTH OAKLAND STREET MONROVIA, CA 91706 408-437-8920 408-437-8922 FAX	Jon Robinson 1111 Royal Lane Court Sunnyvale, CA 94087 408-437-8920 408-437-8922 FAX	Dry Creeks (SHEET DESCRIPTION)	NO. DATE 1" = 20' HOR 1" = 20' VERT Sheet 2 of 200
					REVISIONS DESCRIPTION



PERSPECTIVE 2
 DETACHED UNIT @ 2300 SF. TO 2500 SF.

Micro Design Group
 ARCHITECTURE-PLANNING
 1500 Lafayette Street
 Suite 100
 San Jose, CA 95128
 Phone 408-248-1155
 Fax 408-248-1168

RECEIVED

DEC 22 2004
 COUNTY OF TUOLUMNE
 COMMUNITY DEVELOPMENT
 DEPARTMENT

A.3



David Ragland
ENGINEERING AND LAND SURVEYING
13 SOUTH GREEN STREET
SONOMA, CA 94930
PHONE (707) 532-7727
FAX (707) 532-7500
EMAIL: LAGRAN@JCSOCC.COM

for
Ron Robinson
Golf Links Land Company
1111 Royal Ann Court
Bunnysville, CA 94507
408-437-8920
408-437-8922 FAX

Dry Creeks

[illegible]

miro design group
ARCHITECTURE-PLANNING

1650 Lafayette Street
Santa Clara, California 95050
Phone 408-246-1155
Fax 408-246-1166

RECEIVED

DEC 22 2004
COUNTY OF TUOLUMNE
COMMUNITY DEVELOPMENT
DEPARTMENT

A.4



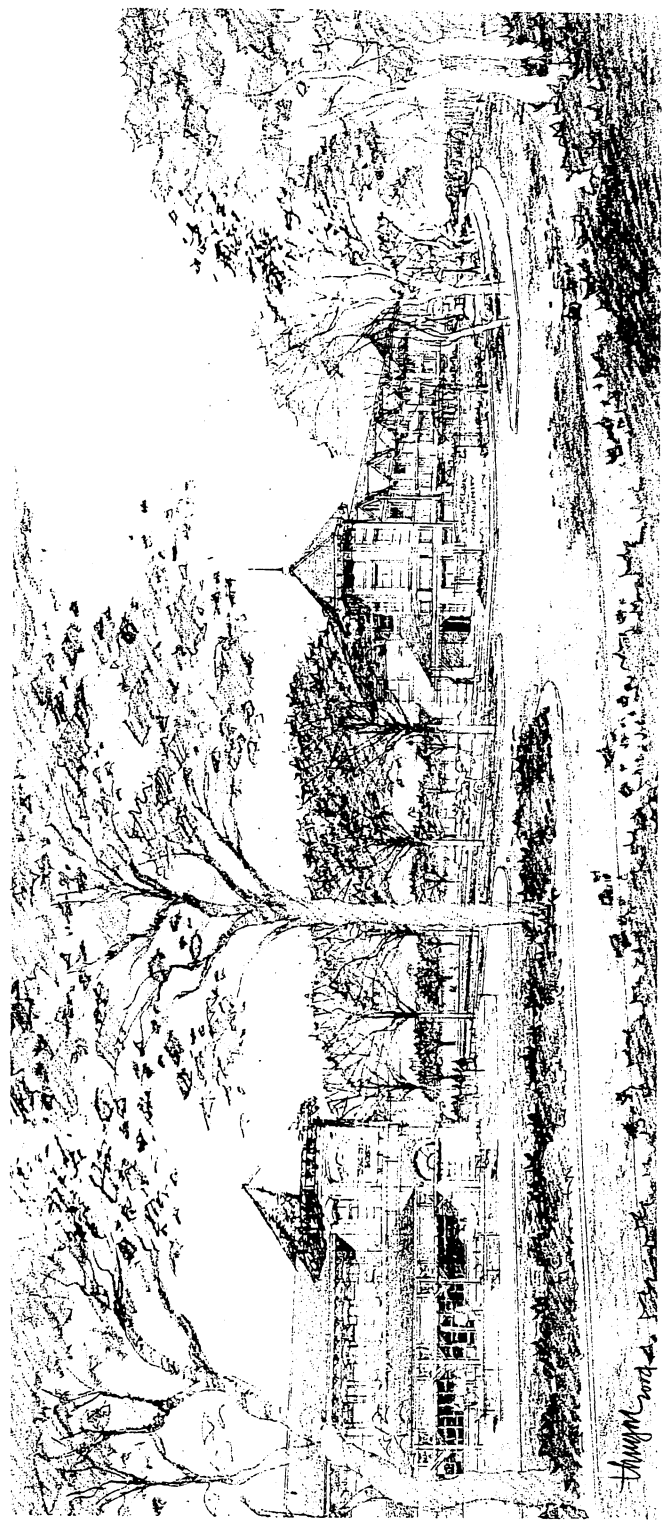
David Ragland
ENGINEERING AND LAND SURVEYING
118 SOUTH DRENN STREET
SUNNYVALE, CA 94087

for
Don Robinson
Don Robinson
1111 Koppa Lane
Sunnyvale, CA 94087
408-437-9220
408-437-9223 FAX

(SHEET DESCRIPTION)
Dry Creeks

NO.	DATE	REVISION

1" = 20' HORIZ.
1" = 2' VERT.
Scale 4/15/99



PERSPECTIVE 4
MAIN ENTRANCE

Micro Design Group
ARCHITECTURE-PLANNING
1801 Clay Street
Santa Clara, California 95050
Phone 408-246-1155
Fax 408-246-1166

RECEIVED

DEC 22 2004
COUNTY OF TUOLUMNE
COMMUNITY DEVELOPMENT
DEPARTMENT

ensing, and many commu-
have either banned com-
al sales or not set up rules
e legal market to operate.
In addition, legal shops con-
to be undercut by a thriving
market, where consumers
oid taxes that can approach
some communities.
t week alone, search war-
were issued against 45 il-
operators in Los Angeles,
ities said.

ate assumption that overnight,
everywhere that sold cannabis
was legal and safe," Honig said
in a statement. "Unfortunately,
this couldn't be further from the
truth. California's illicit market
is nearly three times the size of
its legal one and many consum-
ers cannot tell the difference,
leading them to unknowingly
purchase untested and unregu-
lated products that may put their
health at risk."

stolen Saturday outside a grocery
store in the Bernal Heights neigh-
borhood.

Emilie Talermo said Thursday
she has been doing everything
she can to find her 5-year-old dog.

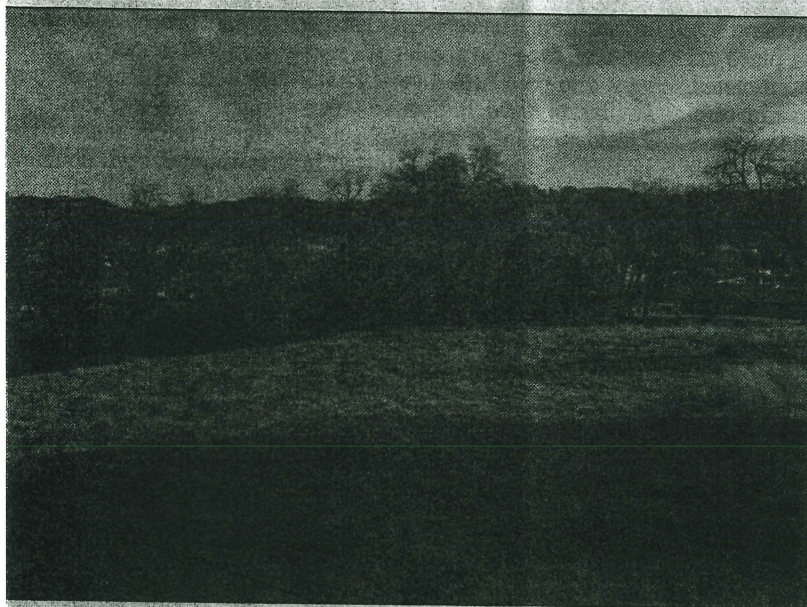
"I am just one person and I re-
ally need help getting the word
out there," Talermo said.

Surveillance video from the
grocery store shows a man in a
hoodie approaching the bench
where Jackson was tied up.

opened an account for the sweet-
faced dog on Tinder.

"He's always with me. It's a
very real love," Talermo said, her
voice breaking. "I just need help
finding him."

She hired an airplane to fly a
banner that will have the search
website address on it and will cir-
cle over San Francisco and Oak-
land for two hours Friday. The
plane was set to fly Thursday but
had to be rescheduled because of
weather.



Maggie Beck / Union Democrat

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Contact Alex MacLean at
amaclean@uniondemocrat.
com or (209) 588-4530.

Maureen Brennan



November 2019
Employee of the Month

Foothill-Sierra
PEST CONTROL

532-7378

191522 12/2019

d marijuana
at the time of

notable dif-
e retrial was
took the wit-
testify.

"This was a difficult
case and you all worked
really hard," Boscoe said
to the jury.

A sentencing hearing
was set for Jan. 21 at 1:30
p.m. Boscoe said he would

driving under the influ-
ence of alcohol, drugs or
both.

At the time of the col-
lision, Barrera was 24
years old.

At about 10 a.m. on

Contact Giuseppe
Ricapito at (209) 588-
4526 or gricapito@
uniondemocrat.com. Follow
him on Twitter @g_ricapito

Union Democrat 12-20-19



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

UNAPPROVED

MINUTES OF THE TUOLUMNE COUNTY PLANNING COMMISSION

September 17th, 2025, 6:00 PM

Board of Supervisors Chambers County Administration Center

4th Floor 2 S. Green St. Sonora, CA 95370

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

PRESENT: Chair Jim Jordan; Vice-Chair Jerry Morrow; Commissioners Jim Cherry, Jim Garaventa, Ron Kopf, Sasha Farkas, and Michael Smithwick

ABSENT: None

STAFF: Natalie Rizzi, Supervising Senior Planner; Taryn Vanderpan, Administrative Technician II

CALL TO ORDER/WELCOME:

Chair Jim Jordan called the September 17th, 2025, meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

PLANNING COMMISSION BUSINESS:

1. Reports from Commissioners and Staff

Natalie Rizzi, Supervising Senior Planner, provided an update on project timelines for the Commission's review before the end of the year.

2. Report from the Agricultural Advisory Committee Representative

Commissioner Morrow reported on the item that came before the Agricultural Advisory Committee.

PUBLIC COMMENT:

Chair Jim Jordan opened the 15-minute public comment period, during which anyone wishing to address the Commission on any item not on the printed Agenda could do so. He indicated that there would be a three-minute time limit for public comment.

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.

Ms. Rizzi gave a PowerPoint presentation on the proposed project.

September 17th, 2025

Page 1

Chair Jordan asked if there were any questions for the staff.

Commissioner Smithwick questioned why only a portion of the parcel was being rezoned to RE-5.

Ms. Rizzi indicated that the applicant only wanted the portion requested and the remainder kept under its current zoning.

Chair Jordan opened the public comment period and asked if there was anyone from the public who wished to speak on the proposed project. Seeing no one, he closed the public comment period and referred the item back to the Commission.

MOTION: Recommend approval of LUNR-25-15 based on Findings A through E

MOVED: Vice-Chair Morrow

SECONDED: Commissioner Garaventa

AYES: Chair Jordan, Vice-Chair Morrow, Commissioners Farkas, Cherry, Smithwick, Kopf, and Garaventa

RESULT: Motion passed to recommend approval of LUNR-25-15

Commissioner Kopf recused himself as he was the project proponent for the Valley Vista Zone Change.

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.

Ms. Rizzi gave a PowerPoint presentation on the proposed project.

The Commission raised questions regarding inconsistencies in the attached maps, the existing and proposed Open Space acreages, and the future phases of the project as they relate to compliance with overall Open Space requirements.

Chair Jordan opened the public comment period and asked if there was anyone who wished to speak on the proposed project.

Members of the public raised concerns regarding the subdivision design, conditions of approval, construction, dust, road improvements, grading activities, home construction quality, trail alignment, and other related subdivision matters.

Chair Jordan closed the public comment period and referred the item back to the Commission. A discussion ensued on the concerns raised by the Commission and members of the public.

MOTION: Recommend sending the project back to the staff to work on more accurate maps that depict the Open Space
MOVED: Commissioner Farkas
SECONDED: Commissioner Smithwick
AYES: Chair Jordan, Commissioners Farkas, Cherry, Smithwick, Kopf, and Garaventa
NOES: Vice-Chair Morrow
RESULT: Motion passed to recommend approval of LUNR-25-15

APPROVED:

Roger Root
Interim Community Development Department Director

RR: tv s:\commissions\tcpc\2025\minutes\2-19-25 tcpc meeting minutes.docx