



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: **April 20, 2022**
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Zone Change RZ22-003
Assessor's Parcel Numbers: 066-520-005, 066-520-015, 066-171-001.

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

The Community Development Department thanks you for your participation in the land development process in Tuolumne County. We value your comments and look forward to your continued participation in our planning process. This process provides information on your requirements and concerns to the applicant early in the review process. Involvement on your part can eliminate or minimize problems that could arise later.

Property Owner: Stanhope C. & Stanhope D.
Applicant: NorthStar Engineering Group, Inc / Kent Hysell
620 12th Street
Modesto, CA, 95354

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

Zone Change RZ22-003 to rezone a 1.35± acre portion of a 9.96± acre parcel from A-10 (General Agricultural, Ten Acre Minimum) to A-20 (General Agriculture, Twenty Acre Minimum), and a 8.61± acre portion of a 9.96± acre parcel from A-10 (General Agricultural, Ten Acre Minimum) to AE-37 (Exclusive Agriculture, Thirty-Seven Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code.

Location: The project site is located off of Lytle Loomis Drive. Within a portion of Sections 25, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 4. Assessor's Parcel Numbers (APN) 066-520-005, 066-520-015, 066-171-001.

Access: Lytle Loomis Drive

Sewage Disposal Method: Private Sewage Disposal System

Water Source: Private Well

Fire Hazard Rating: Very High Fire Hazard Severity Zone

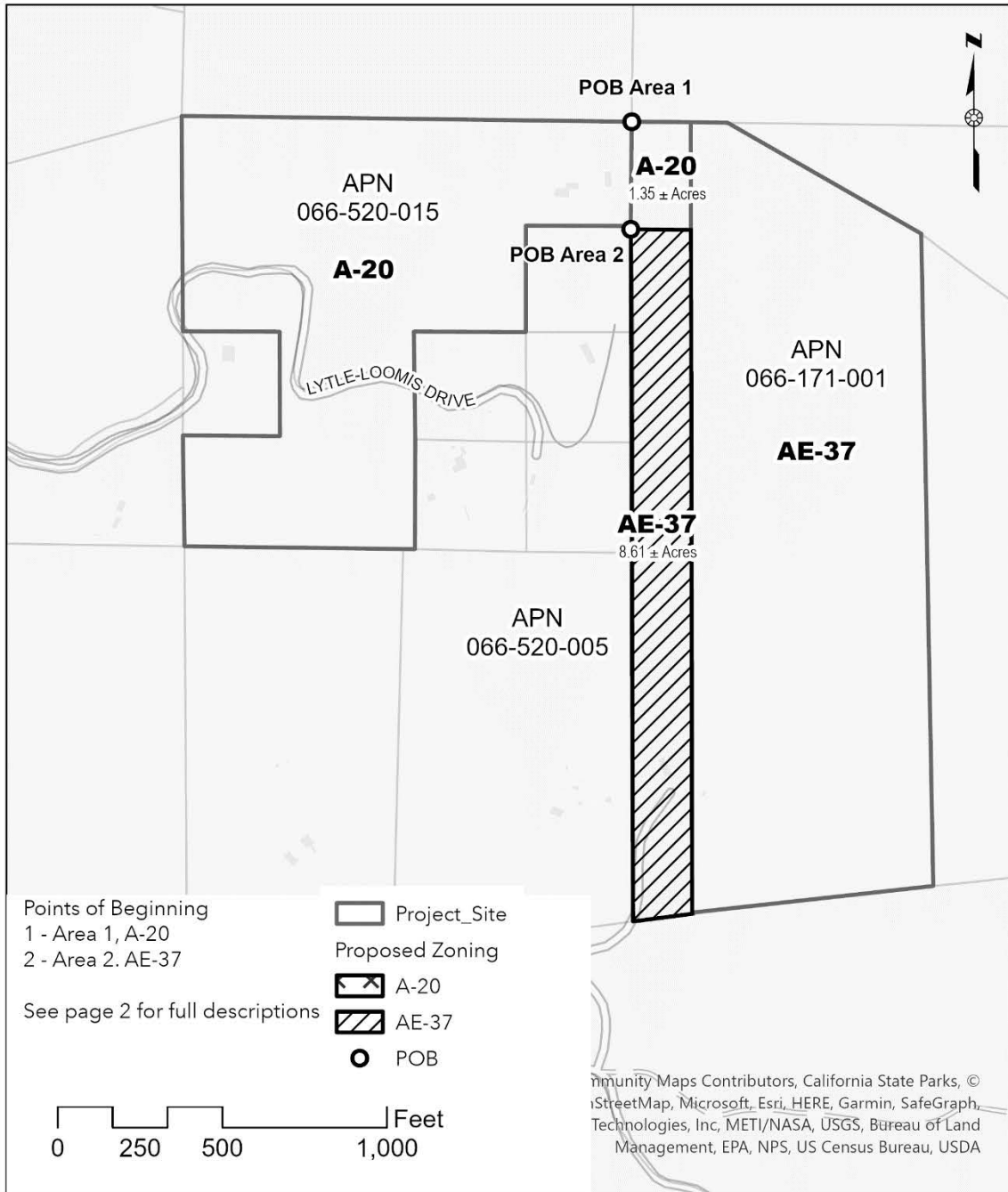
Additional Information:

1. This would facilitate a lot line adjustment (LLA) and merger to go from 3 legal parcels to 2 legal parcels.
- 2.

Parcel #	Before LLA	Adjustment	After LLA
066-520-005	9.96 acres	Entire Parcel	Parcel will be absorbed by other 2 parcels.
066-520-015	25.39 acres	1.35 acres	26.74 acres
066-171-001	39.91 acres	8.61 acres	48.52 acres
Total	75.26 acres	9.96 acres	75.26 acres

Vicinity Map

Exhibit "A"



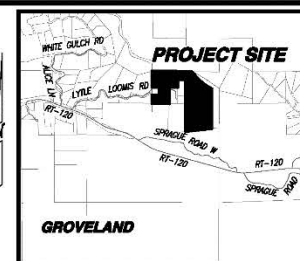
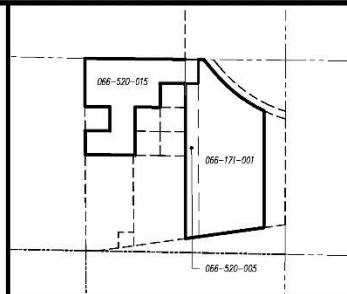
APN: 066-520-015, 066-520-005, 066-171-001

Real Property as designated as being a portion of the East one-half of the northeast quarter of Section 25, Township 1 South, Range 16 East, Mount Diablo Meridian, County of Tuolumne, State of California, The Basis of Bearings for description is North 00°04'44" West for the West line of that property labeled "D. Garrett", as shown on that certain map filed for record March 27, 1980 in Volume 23 of Surveys, at Page 58, Tuolumne County Records.

Exhibit Map

PROJECT AREA SUMMARY

	BEFORE LLA	ADJUSTMENT	AFTER LLA
A.P.N. 066-520-015	25.39 ACRES	1.35 ACRES	26.74 ACRES
A.P.N. 066-520-005	9.96 ACRES		
A.P.N. 066-171-001	39.91 ACRES	8.61 ACRES	48.52 ACRES
TOTAL	75.26 ACRES		75.26 ACRES



VICINITY MAP
NOT TO SCALE

OWNERS: C.F. & D.K. STANHOPE TRUST
GLENDELL F. STANHOPE & DIANE K. STANHOPE, TRUSTEES
21696 LYTLE LOOMIS DRIVE
GROVELAND, CA 95321

APPLICANT: GLENDELL F. STANHOPE & DIANE K. STANHOPE
21696 LYTLE LOOMIS DRIVE
GROVELAND, CA 95321
Ph. 209-962-4674

ENGINEER: NORTHSTAR ENGINEERING GROUP, INC.
KENT HYSSELL, P.L.S.
620 12th STREET
MODESTO, CA 95354
(209) 534-3328
KHYSSELL@NSENG.NET



APN: 066-520-005
SITE ADDRESS: 21552 SPRAGUE ROAD W, GROVELAND, CA
EXISTING ZONING: A-10
PROJECT AREA: 9.96 ACRES±
GENERAL PLAN: AG
USE: TREES, MOUNTAINOUS TERRAIN

APN: 066-520-015
SITE ADDRESS: 21696 LYTLE LOOMIS DRIVE, GROVELAND, CA
EXISTING ZONING: A-20
PROJECT AREA: 25.39 ACRES±
GENERAL PLAN: AG
USE: TREES, MOUNTAINOUS TERRAIN

APN: 066-171-001
SITE ADDRESS: GROVELAND, CA
EXISTING ZONING: AE-37
PROJECT AREA: 39.91 ACRES±
GENERAL PLAN: AG
USE: TREES, MOUNTAINOUS TERRAIN

TOTAL PROJECT AREA: 75.26 ACRES±

EXISTING PARCELS: 4

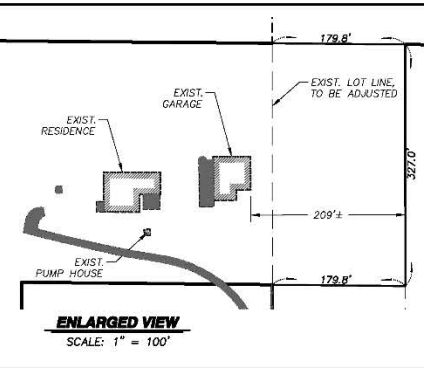
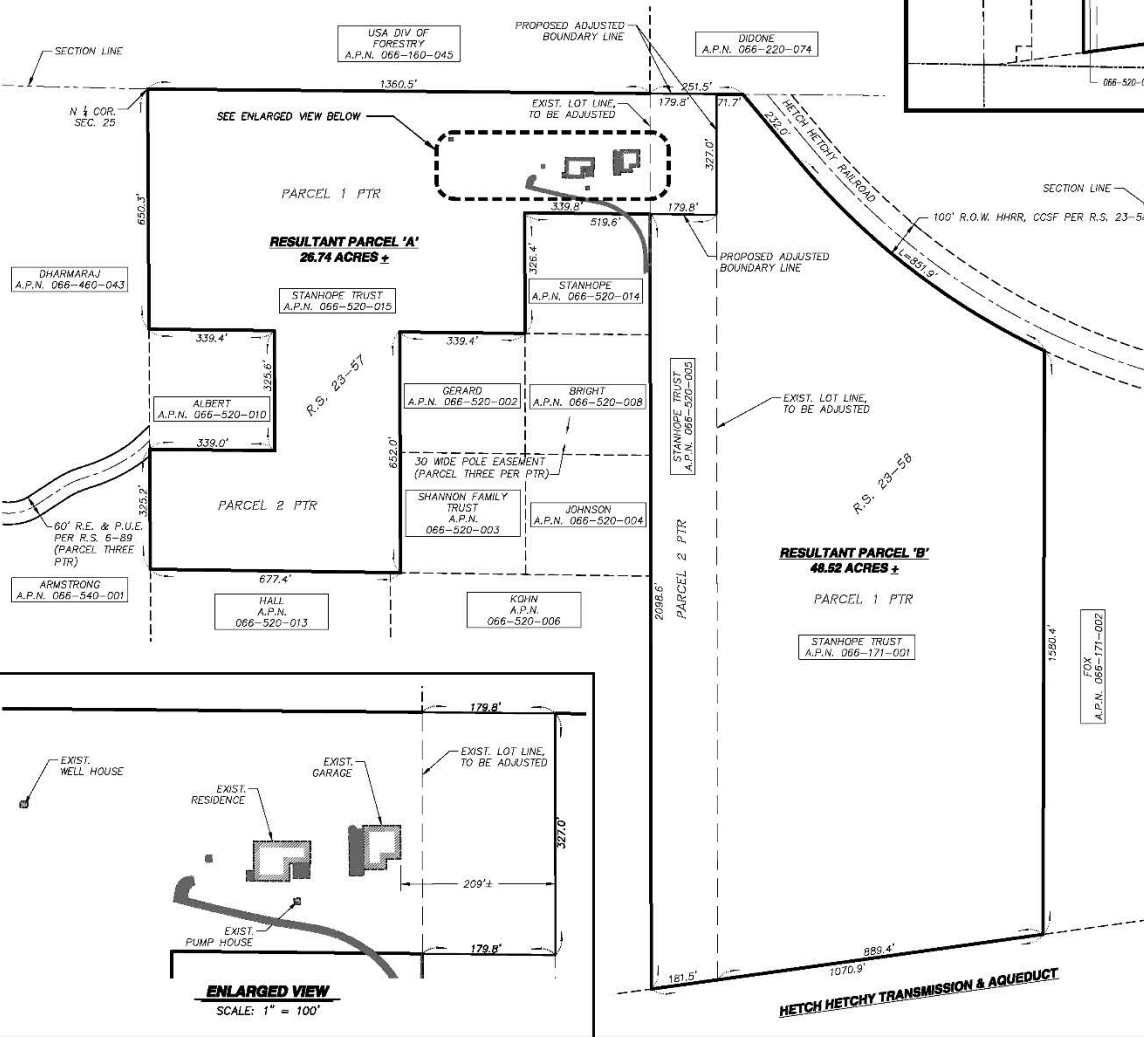
PROPOSED PARCELS: 2

PROJECT DESCRIPTION: ADJUST LOT LINE & REZONE 9.91 ACRE PARCEL

WATER: PRIVATE WELL
SANITARY SEWER: PRIVATE SEPTIC SYSTEM
STORM SEWER: ON-SITE
ELECTRICITY: P. G. & E.

LEGEND:

- PROJECT BOUNDARY
- - - PROPOSED LOT LINE
- - - EXISTING LOT LINE
- - - CENTERLINE
- - - SECTION LINE
- - - ASSESSOR'S PARCEL NUMBER
- A.P.N. EXIST. EXISTING
- P.M. PARCEL MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- R.E. ROAD EASEMENT
- R.O.W. RIGHT OF WAY
- R.S. RECORD OF SURVEY
- SEC. SECTION
- PTR. PRELIMINARY TITLE REPORT



REVISIONS	DATE	APPROVED

EXHIBIT MAP FOR LOT LINE ADJUSTMENT
PORTIONS OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 16 EAST, M.D.M.
TUOLUMNE COUNTY, CALIFORNIA



JOB #: 22-2985
DATE: 03/21/2022
SCALE: 1"=200'
DRAWING: SW/NO

SHEET NUMBER
1
OF 1