



# COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP  
Director

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

Date: May 20, 2022  
To: Interested Stakeholder  
From: Tuolumne County Community Development Department  
RE: Conditional Use Permit CUP22-003 and Williamson Act Contract WA22-001  
Assessor's Parcel Numbers: 063-070-074, 063-070-075 and 063-070-086

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](http://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.

**Owner:** T-Five Ranches, Inc.

**Applicant:** Tuolumne Biomass

**Project:**

1. Conditional Use Permit CUP22-003 to allow for the development of a wood processing facility on a 161.5-acre parcel zone AE-37:AP (Exclusive Agricultural, Thirty-Seven Acre Minimum: Agricultural Preserve Combining) under Title 17 of the Tuolumne County Ordinance Code (TCOC).
2. Williamson Act WA22-001 to rescind existing Williamson Act Contract WA12-002 and enter into a new contract on the 325-acre site pursuant to Tuolumne County Resolution 106-04, including approval of the Agricultural Management Plan.

**Location:** The project site is located at 5400 O'Byrnes Ferry Road, approximately 1.5± miles northwest of the intersection of State Route 108 and O'Byrnes Ferry Road. Within a portion of Section 34, Township 1 North, Range 13 East, Mount Diablo Baseline and Meridian and within Supervisorial District 5. Assessor's Parcel Numbers 063-070-074, 063-070-075 and 063-070-086.

**Access:** O'Byrnes Ferry Road

**Sewage Disposal Method:** On Site Wastewater Treatment System

**Water Source:** Well

**Fire Hazard Rating:** High and Very High fire hazard severity zone

**Additional Information:**

1. The wood processing facility and associated infrastructure is proposed on APN 063-070-086. The facility would convert wood timber into firewood, trellis poles, posts, and wood chips. The facility would consist of a log deck yard, outdoor wood processing equipment, outdoor storage, warehouse, office, parking, and associated infrastructure.
2. The new Williamson Act Contract is required to add the proposed wood processing facility into the Agricultural Management Plan for the project site.

Please return your comments to the CDD by **June 3, 2022**. Comments may be emailed to Natalie Rizzi, [nrizzi@co.tuolumne.ca.us](mailto:nrizzi@co.tuolumne.ca.us) Comments may also be mailed to: 2 South Green Street, Sonora, CA 95370 or brought to the Community Development Department during business hours.

**Staff Contact:** Natalie Rizzi  
Phone: (209) 533-5936  
Email: [nrizzi@co.tuolumne.ca.us](mailto:nrizzi@co.tuolumne.ca.us)

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AGENCY: \_\_\_\_\_

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

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Please utilize the following link to sign up and receive future agenda notices that may include the above-mentioned project:  
<https://www.tuolumnecounty.ca.gov/list.aspx> .

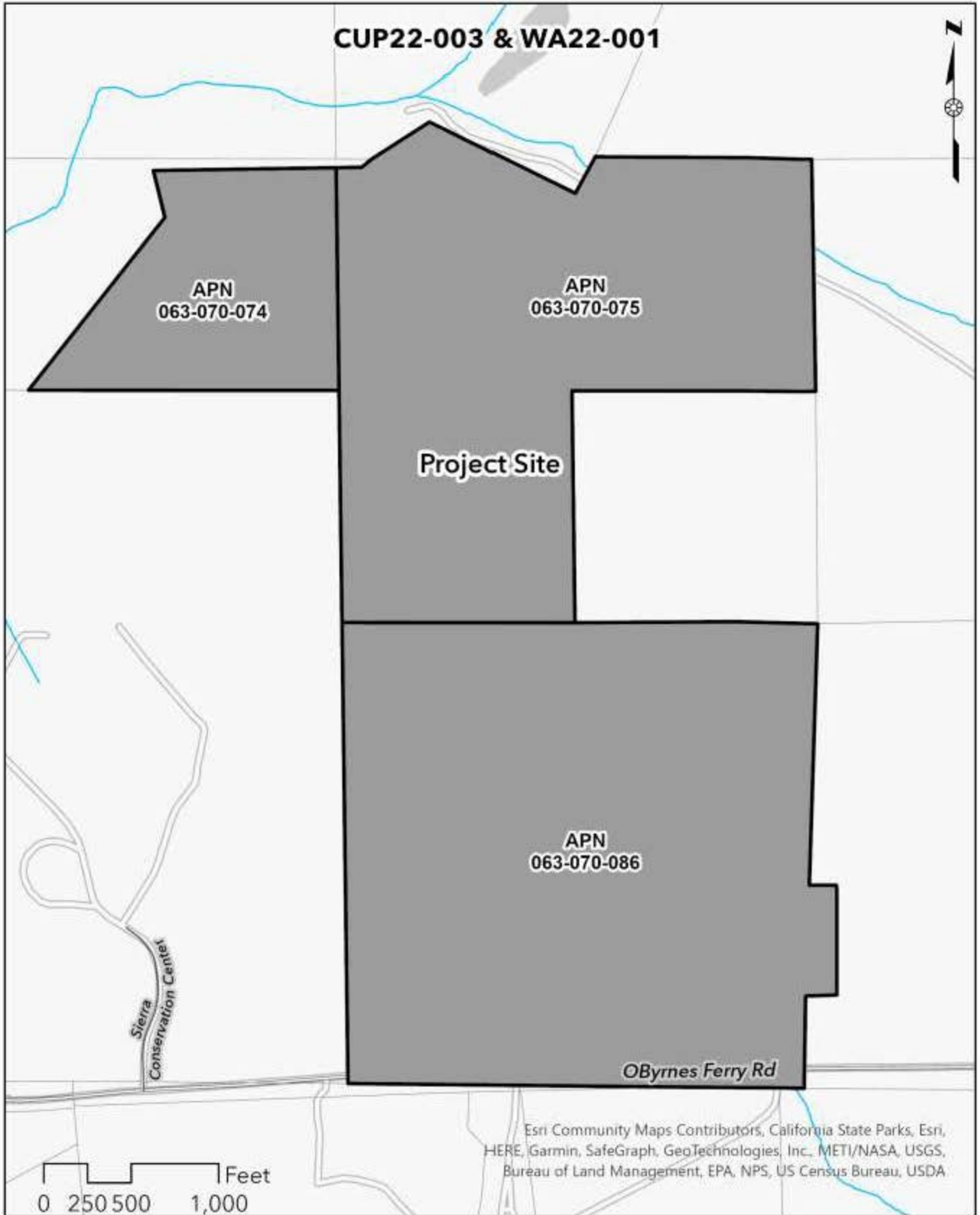
Planning Stakeholder Notification letters are now posted at the following link:  
<https://www.tuolumnecounty.ca.gov/1512/Planning-Stakeholder-Notifications>

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

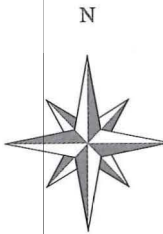
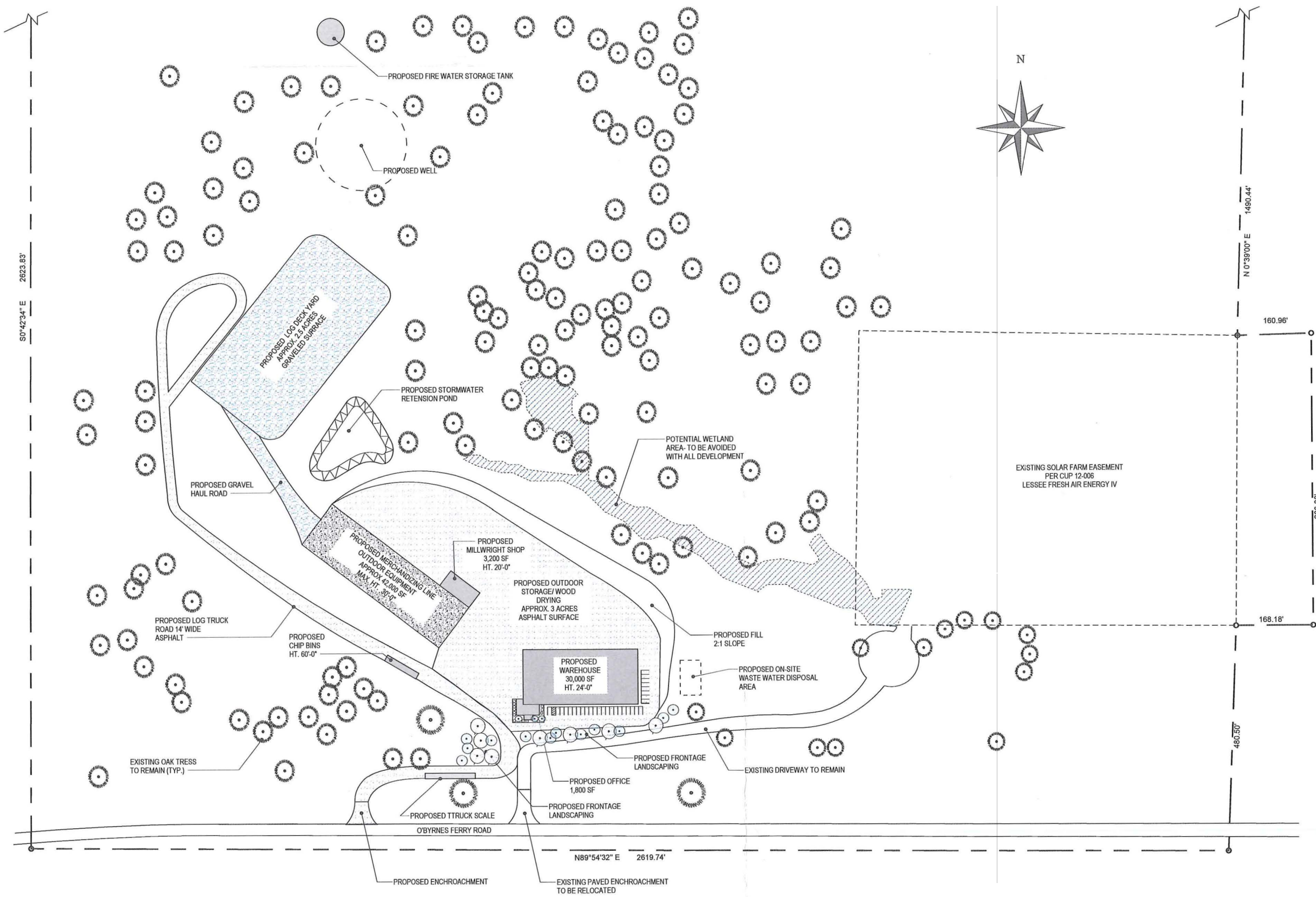
Agency: \_\_\_\_\_

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

Vicinity Map



**Site Plan**



15256 Camino Del Parque  
 Sonora, California 95370  
 tel: (209) 532-7169  
 www.SierraNevadaEngineering.com

**TUOLUMNE BIOMASS-  
 WOOD PROCESSING FACILITY**

5400 O'Byrnes Ferry Rd.  
 Jamestown, CA 95327  
 APN: 063-070-086

T-FIVE RANCHES, INC.

Document Date:  
 February 28, 2022

Document Phase:  
 CUP DRAWINGS

rev.	date	remark
1		

**ENLARGED SITE PLAN**  
 SCALE: 1" = 100'

**ENLARGED  
 SITE PLAN**

**C1.1**