



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: Williamson Act WA22-002
Assessor's Parcel Numbers: 068-230-008 and 068-230-009

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

Applicant: Michael Johnson

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

1. Application to rescind existing Williamson Act Contract 05WA-04 in order to execute a new land use conservation for Williamson Act Contract WA22-002 on the 657-acre site zoned AE-37:AP (Exclusive Agricultural, Thirty-Seven Acre Minimum:Agricultural Preserve Combining), pursuant to Tuolumne County Resolution 106-04.
2. Determination that the proposed Farm Labor Housing is compatible use under the Williamson Act pursuant to Rule 8(B) of Tuolumne County Resolution 106-04.

Location: The project site is located at 11200, 11235 and 11255 State Highway 108, at the intersection of Rushing Hill Lookout Road and State Highway 108 west of the community of Jamestown. Within a portion of Sections 17 and 20, Township 1 South, Range 13 East, Mount Diablo Baseline and Meridian and within Supervisorial District 5. Assessor's Parcel Numbers 063-180-047 and 063-180-010.

Access: State Highway 108

Sewage Disposal Method: Well

Water Source: On Site Wastewater Treatment System

Fire Hazard Rating: Moderate and High fire hazard severity zone

Additional Information:

1. A new Williamson Act Contract is required pursuant to Tuolumne County Resolution 106-04 to conduct a Lot Line Adjustment to adjust property boundaries between the two legal parcels. The Lot Line Adjustment would not increase the number of parcels or result in a reduction of the contracted agricultural land.
2. The applicants also wish to amend their Agricultural Management Plan to include an additional home on Assessor's Parcel Number 063-180-010 to be utilized as Farm Labor Housing.
3. The existing agricultural use on site is dryland cattle grazing. There will be no change to the primary

Vicinity Map



