



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

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Date: February 4, 2021
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: REVISED APPLICATION
Long Gulch Ranch General Plan Amendment GPA20-001, Zone Change RZ20-002,
and Tentative Subdivision Map TSM20-002
Assessor's Parcel Number: 066-160-085

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.

We have received a **revised** application from Long Gulch Ranch for the following:

1. General Plan Amendment GPA20-001 to change the General Plan land use designation of a 78.8± acre parcel from RR (Rural Residential) to HR (Homestead Residential).
2. Zone Change RZ20-002 to rezone a 78.8± acre parcel from AE-37:AIR (Exclusive Agricultural, Thirty-Seven Acre Minimum: Airport Combining) to RE-3:AIR (Residential Estate, Three Acre Minimum: Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.
3. Tentative Subdivision Map TSM20-002 to divide a 78.8± acre parcel into 19 residential lots ranging in size from 3.0± acres to 12.5± acres.

Location: The project site is located east of the intersection of Ferretti Road and Clements Road in the community of Groveland. The project site is within a portion of Section 13, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian, and within Supervisorial District 4. Assessor's Parcel Number 066-160-085.

Access: Ferretti Road and Clements Road

Sewage Disposal Method: Private Sewage Disposal System

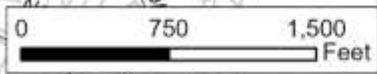
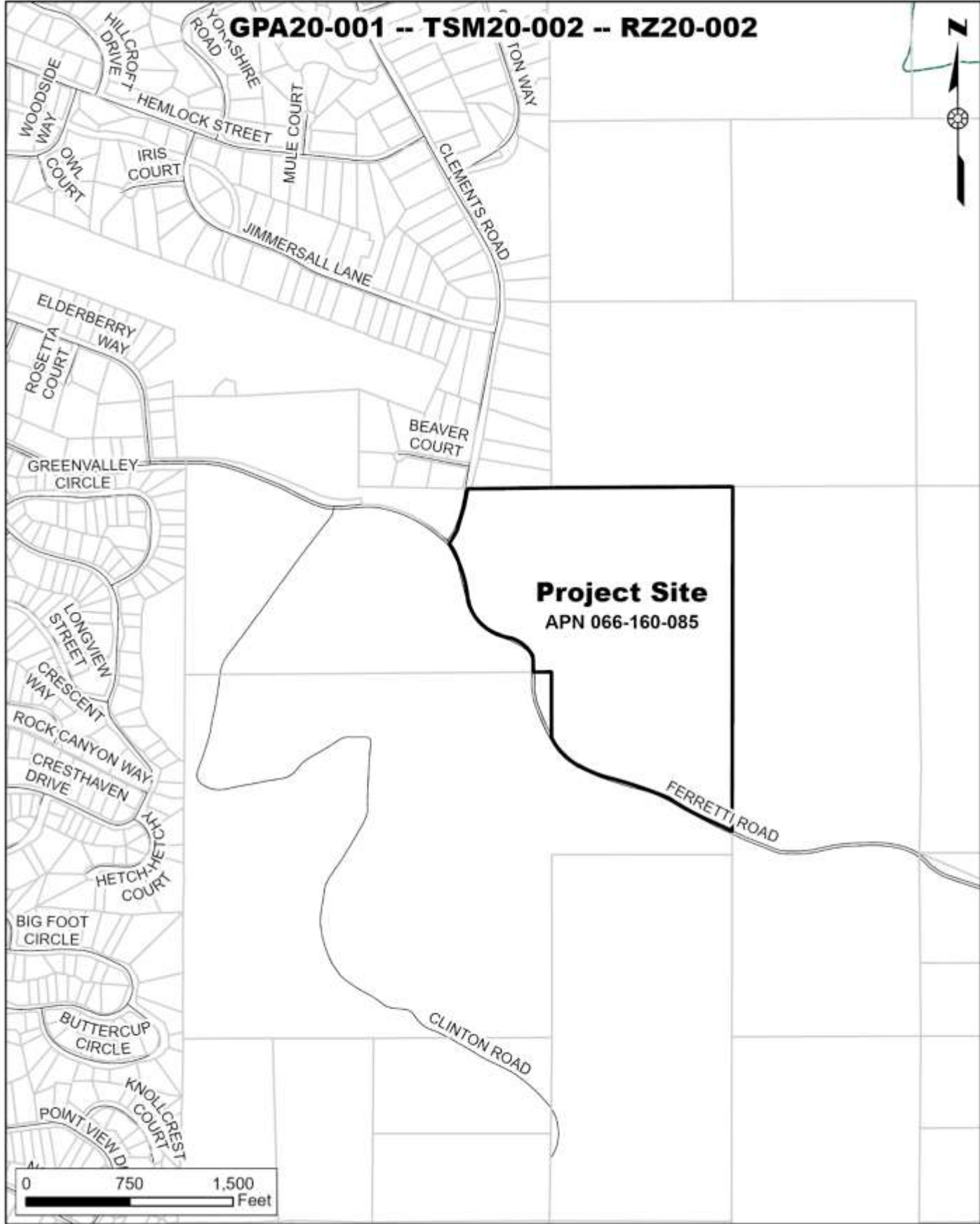
Water Source: **Private Wells**

Fire Hazard Rating: Very High

Additional Information:

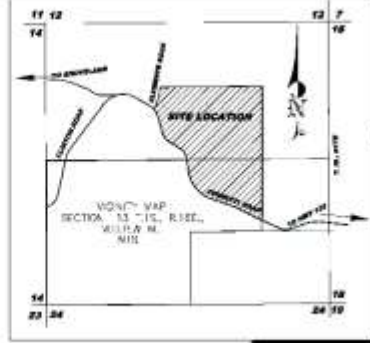
1. The original Stakeholder Notification sent on February 26, 2020 indicated that the project would connect to GCSO for public water. The application has been revised to include the provision for on-site wells as the water supply. Sewage disposal will

GPA20-001 -- TSM20-002 -- RZ20-002



NOTES:
 1. APN 066-150-065
 2. LEGAL DESCRIPTION: PARCEL 3 OF PM 59-32
 3. OWNER: LONG GULCH RANCH ATTN: BRIAN FITZGERALD
 4830 DALEWOOD DR
 EL DORADO HILLS CA 95762
 4. ZONING: GENERAL PLAN
 COUNCIL: 2021/01/27
 PROPOSED: REZONING: HR
 5. WATER, WELLS, SEWER, SEPTIC: HR
 6. SCHOOL DISTRICT: BOFOLSO

REVISED 01/27/2021



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**REZONE AND GENERAL PLAN
 AMENDMENT EXHIBIT AND
 VESTING TENTATIVE
 SUBDIVISION MAP**
 E1/2 SEC 13 T1S R16E, MDB&M

1" = 100'
 & NOTED
 Date: 01/27/2021

Long Gulch Ranch
 Brian Fitzgerald
 4830 Dalewood Dr.
 El Dorado Hills, CA 95762
 209-743-6193 (RON KOPF)

