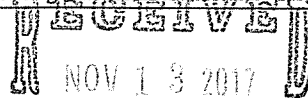




COMMUNITY RESOURCES AGENCY

David Gonzalves, CBO
Director

Administration - Building - County Surveyor - Engineering - Environmental Health - Fleet Services - GIS - Housing - Planning - Roads - Solid Waste



48 W. Yaney Avenue, Sonora
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(209) 588-9064 (fax - Fleet)
(209) 533-5698 (fax - Roads)
www.tuolumnecounty.ca.gov

Date: November 9, 2017
To: Advisory Agencies BY:
From: Tuolumne County Community Resources Agency
RE: Long Gulch Ranch, LP Subdivision Map TSM17-002, Zone Change RZ17-009 and General Plan Amendment GPA17-008.

The Tuolumne County Community Resources Agency requests your assistance in reviewing this land development project proposed near your property. We value your comments and participation in our planning process. Your participation at this early stage can eliminate or minimize conflicts that may arise from the project proposed.

We have received the application of Rex Pemberton and Jason Johanson for the following project:

1. Tentative Subdivision Map TSM17-002 for Long Gulch Ranch, LP, to split a 21.6 acre lot into 9 residential lots.
2. Zone Change RZ17-009 to rezone the 21.6± acre project site from AE-37:AIR (Agricultural Exclusive, Thirty Seven Acre Minimum:Airport Combining) to RE-1:AIR (Residential Estate, One Acre Minimum:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.
3. General Plan Amendment GPA17-008 to amend the General Plan land use designation from Rural Residential (RR) to LDR (Low Density Residential).

The project site is located south of Pine Mountain Lake Airport, approximately 280 feet east of the intersection of Elderberry Way and Ferretti Road, within the community of Groveland. A portion of Section 13, Township 1 South, Range 156 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Numbers 066-160-065. Supervisorial District 4.

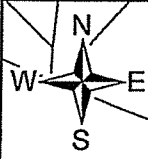
Access: Ferretti Road

Cul-de-Sac: No

Sewage Disposal Method: Septic

Water Source: Private well

Fire Hazard Rating: Very High



TSM17-002

Project Site
APN 066-160-065

JIMMERSALL-LANE

ELDERBERRY WAY

CLEMENTS ROAD

BEAVER COURT

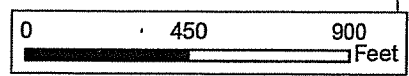
FERRETTI ROAD

GREEN VALLEY CIRCLE

CLINTON ROAD

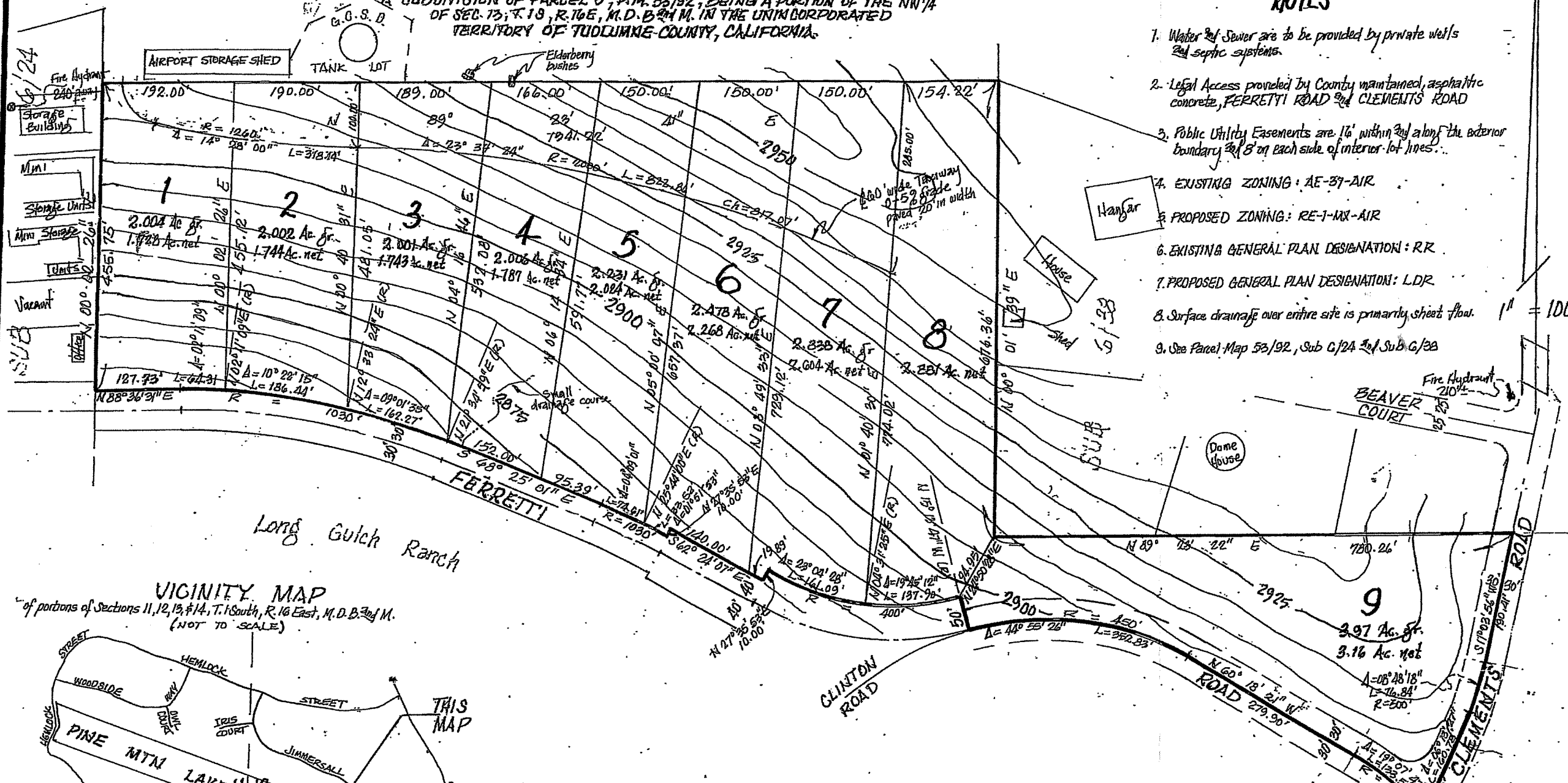
CRESTHAVEN DRIVE

ROCK CANYON WAY



AIRPORT ESTATES

A SUBDIVISION OF PARCEL 3, P.M. 53/92, BEING A PORTION OF THE NW 1/4 OF SEC. 13, T. 18, R. 16E, M.D.B. & M. IN THE UNINCORPORATED TERRITORY OF TUOLUMNE COUNTY, CALIFORNIA.



NOTES

1. Water and Sewer are to be provided by private wells and septic systems.
2. Legal Access provided by County maintained, asphaltic concrete, FERRETTI ROAD and CLEMENTS ROAD
3. Public Utility Easements are 16' within and along the exterior boundary and 8' on each side of interior lot lines.
4. EXISTING ZONING: AE-37-AIR
5. PROPOSED ZONING: RE-1-MX-AIR
6. EXISTING GENERAL PLAN DESIGNATION: RR
7. PROPOSED GENERAL PLAN DESIGNATION: LDR
8. Surface drainage over entire site is primarily sheet flow.
9. See Parcel Map 53/92, Sub G/24 and Sub G/28

1" = 100'

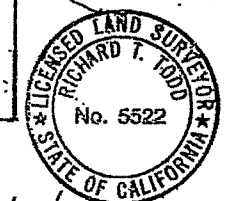
A.P.N.: 066-160-065

DINNER
 Long Gulch Ranch, LP
 Brian Fitzgerald, Managing Partner
 4830-Dalewood Drive
 Eldorado Hills, CA 95762
 email: bfitzgerald@bpfconsulting.com
 phone: (916) 804-2449

TENTATIVE SUBDIVISION MAP
 2nd EXHIBIT MAP for
 GENERAL PLAN AMENDMENT and ZONE CHANGE

Prepared By:
 Todd Land Surveying
 P.O. Box 10
 Soulsbyville, CA, 95372
 (209) 743-1324

Date Drawn: 10-27-2017



Richard T. Todd
 Richard T. Todd, P.L.S. 5522