



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

**TUOLUMNE COUNTY PLANNING COMMISSION
BOARD OF SUPERVISORS CHAMBERS, 4TH FLOOR
COUNTY ADMINISTRATION CENTER
2 SOUTH GREEN STREET**

**July 17, 2024
6:00 p.m.***

48 Yaney Avenue, Sonora
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***The doors to the County Administration Center will be opened at 5:30 p.m.**

You may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370, or email (CDD@tuolumnecounty.ca.gov) for retention as part of the administrative record. Comments will not be read during the meeting.

PLANNING COMMISSION BUSINESS:

1. Reports from Commissioners and Staff

** Reports are a brief oral report from a Committee or Commission member and/or County staff, and no Committee or Commission action will occur. This item is not intended to include in-depth presentations or reports, as those matters should be placed on an agenda for discussion**

2. Report from the Agricultural Advisory Committee Representative

3. Meeting Minutes of June 18, 2024

PUBLIC COMMENT: 15 minutes

The public may speak on any item not on the printed agenda. No action may be taken by the Commission.

PUBLIC HEARING: 6:00 p.m.

NEW ITEMS:

- 1. YADEN**, Ordinance for Zone Change LUNR-23-12 to rezone a 44.3-acre parcel (APN 059-290-006) from RE-2 (Residential Estate, Two Acre Minimum) and A-10 (General Agricultural, Ten Acre Minimum) to RE-10 (Residential Estate, Ten Acre Minimum) and to rezone a 7.2-acre parcel (APN 059-600-001) from AE-37 (Exclusive Agricultural, Thirty-Seven Acre Minimum) to RE-10) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project site is located at 15500 Jacksonville Road, in the community of Jamestown. Within a portion of Section 35, Township 1 North, Range 14 East Mount Diablo Baseline and Meridian. The project site is located within Supervisorial Districts 4 and 5. Assessor's Parcel Number 059-600-001 and 059-290-066.

2. **ROSASCO**, Ordinance for Zone Change RZ23-008 to rezone two parcels, a 159.89± acre parcel and a 80.0± acre parcel from AE-37 (Exclusive Agricultural, Thirty-Seven Acre Minimum) to AE-37:AP (Exclusive Agricultural, Thirty-Seven Acre Minimum: Agricultural Preserve Combining) and a Zone Change for 1.28± acres from AE-37:AP to AE:37 under Title 17 of the Tuolumne County Ordinance Code (TCOC). The addition of the :AP zoning will allow for the inclusion within the Williamson Act Land Conservation Program and the removal of the :AP zoning is to facilitate a Lot Line Adjustment.

The project site consists of 2 parcels totaling 239.89± acres located on Peoria Flat Road, approximately 1.68 miles north from the intersection of O'Byrnes Ferry Road and New Peoria Flat Road within the community of Jamestown. The project site is located within a portion of Sections 25 and 30, Township 1 North, Range 14 East and 13 East, Mount Diablo Baseline and Meridian and within Supervisorial District 5. Assessor's Parcel Numbers 063-070-006 and 058-230-001. The project site consists of a portion of a parcel totaling 1.28± acres located on Peoria Flat Road, approximately 1.09 miles north from the intersection of O'Byrnes Ferry Road and New Peoria Flat Road within the community of Jamestown. The project site is located within apportion of Section 25, Township 1 North, Range 13 East, Mount Diablo Baseline and Meridian and within Supervisorial District 5. Assessor's Parcel Number 063-070-056.

3. HOUSING ELEMENT UPDATE,

1. Resolution for General Plan Amendment updating the 2024-2029 Housing Element.
2. Addendum to the Final Environmental Impact Report prepared for the 2018 General Plan Update.

The Minutes, Staff Reports, and environmental documents for the items referenced in this Agenda are available for review at the Tuolumne County Community Development Department Monday through Thursday, 8:00 a.m. 3:00 p.m., Fourth Floor, A.N. Francisco Building, 48 Yaney, Sonora, California, and online at www.tuolumnecounty.ca.gov.

Any other materials related to the items referenced in this Agenda that are provided by the County to the Planning Commissioners prior to the meeting are available for review at the Tuolumne County Community Development Department 48 Yaney, Sonora, California, and will be available at the meeting. Any materials provided to the Planning Commissioners during the meeting by the County will be available for review at the meeting, and materials provided by the public will be available for review at the Community Development Department the day following the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (209) 533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28CFR Part 35 ADA Title II).

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