



COMMUNITY RESOURCES AGENCY

BEV SHANE, AICP
Director

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

November 28, 2011

48 W. Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 536-1622 (Fleet)
(209) 533-5616 (fax)
(209) 533-5909 (fax - EHD)
(209) 588-9064 (fax - Fleet)
(209) 533-5698 (fax - Roads)
www.tuolumnecounty.ca.gov

To: Adjoining Property Owners

From: Alex Guilbert, Project Planner

RE: Odd Fellows Sierra Recreation Association
General Plan Amendment GPA11-007, Zone Change RZ11-014, and Tentative Parcel
Map T11-032
Assessor's Parcel Numbers: 31-010-19 and 31-010-22

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 the Odd Fellows Sierra Recreation Association for the following project:

1. Resolution for General Plan Amendment GPA11-007 to amend the General Plan land use designation of a 21.8± acre parcel from Rural Residential (RR) to 2.0± acres of Estate Residential (ER) and 19.8± acres of Timber Production (TPZ).
2. Ordinance for Zone Change RZ11-014 to rezone approximately 1.5± acres of the project site to RE-2 (Residential Estate, Two Acre Minimum) and 14.8± acres to TPZ (Timberland Production Zone). A 5.5± acre portion of the site will remain O (Open Space).
3. Tentative Parcel Map T11-032 to adjust 19.8± acres of the 21.8± acre parcel to one of the adjacent parcels owned by Odd Fellows Sierra Recreation Association that is zoned TPZ, resulting in a 2.0± acre parcel zoned RE-2 and O.

The project site is located at 24940 Jordan Way West. On the south side of the intersection of Jordan Way West and Long Barn-Sugar Pine Road in Siera Village. Within a portion of the northwestern corner of Section 31, Township 3 North, Range 17 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 31-010-19. Within Supervisorial District No. 3.

Because you own property located within 1,000 feet of the project site, we would like your opinion of this proposed project. Please circle whether you:

FAVOR

OPPOSE

HAVE NO OPINION

Please list reasons to support your opinion in the area designated below:

Your Name(s)

Mailing Address

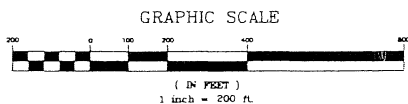
If we do not receive your comments by Wednesday, December 14, 2011, we will assume that you have no objections.

Additional Information:

1. The goal of the project is to result in a 2.0± acre parcel with a land use designation of ER with RE-2 zoning encompassing an existing residence on the site, with the remainder of the 21.8± acre parcel becoming part of one of the applicant's neighboring parcels that are currently zoned TPZ.
2. The project site was previously utilized as a Boy Scout camp (Camp Cedarbrook).

For additional information relative to this project, please contact me by telephoning (209) 533-5633 or by visiting the Community Resources Agency's office located at 48 West Yaney Avenue in Sonora, Monday through Friday between the hours of 8:00 a.m. and 3:00 p.m. Descriptions of the permitted and conditional uses in all zoning districts are available on the County website, www.tuolumnecounty.ca.gov, through the Online County Ordinance Code by selecting Title 17 and the appropriate chapter.

Thank you for your assistance in reviewing this application.



CALIFORNIA ODD FELLOWS & REBEKAH YOUTH CAMP
INDEPENDENT ORDER OF ODD FELLOWS OF CALIFORNIA
228 O.R. 59

SIERRA PACIFIC INDUSTRIES
1428 O.R. 338

Odd Fellows Sierra Recreation Association
37 O.R. 420
±53.17 Acres

RECEIVED

NOV 02 2011

COUNTY OF TUOLUMNE
Community Resources Agency

U.S.A. DIVISION OF FORESTRY
STANISLAUS NATIONAL FOREST

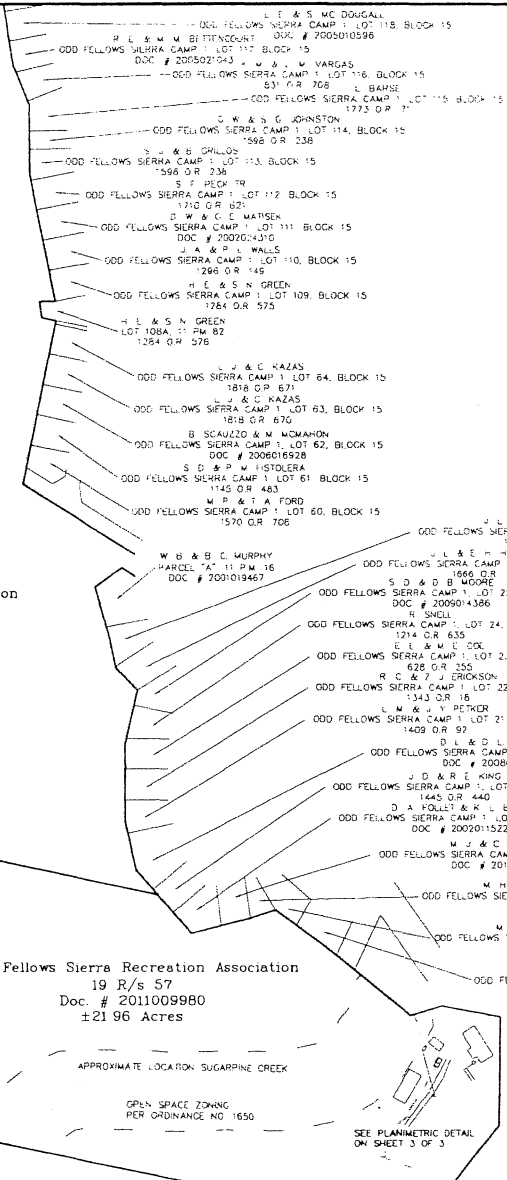
ODD FELLOWS SIERRA
RECREATION
ASSOCIATION

Odd Fellows Sierra Recreation Association
19 R/S 57
Doc. # 2011009980
±21.96 Acres

APPROXIMATE LOCATION: SUGARPINE CREEK
OPEN SPACE ZONING
PER ORDINANCE NO. 1650

SEE PLANIMETRIC DETAIL
ON SHEET 3 OF 3

ODD FELLOWS SIERRA
RECREATION
ASSOCIATION
467 O.R. 566



General Information

Owner / Applicant: Odd Fellows Sierra Recreation Association
P.O. Box 116
Long Barn, CA 95335
(209) 586-4065

Surveyor / Applicant: Robert L. Ozburn, L.S. 5808
Golden State Surveying & Engineering Inc
488 S. Stewart St
Sonoma, CA 95370
(209) 533-4797

A.P.No: 031-010-19 & 031-010-22

Existing Zoning: TPZ & A-20, 0

Proposed Zoning: TPZ & RE-2, 0

General Plan: TPZ & ER

Proposed general Plan: TPZ & RR

Deed Reference: Doc. # 2011000980 & 37 O.R. 420

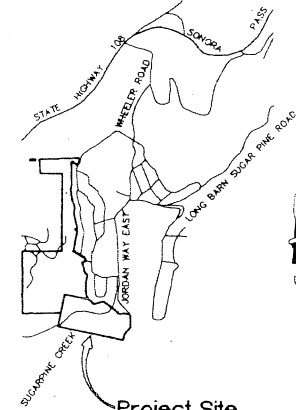
Map of Record: 19 R/S 57

Total Area: ± 191.188 Acres

Water Service: Odd Fellows Sierra Homeowners Association Water System

Sewer Service: Individual Septic System

Fire Service: ± 2.5 Miles to Long Barn Fire Station



Project Site
Vicinity Map

SECTIONS 30 & 31, T 3 N, R 17 E, M.D.B & M N.T.S.



Exhibit Map

General Plan Amendment

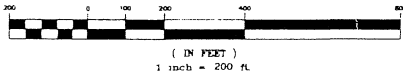
Zone Change Plat and Re-subdivision

of that certain parcel of land described in Volume 37 of Official Records at Page 420 and the certain 21.96 acre parcel of land as shown in Book 19 of Record of Surveys at Page 57, all on file in the Office of the Tuolumne County Recorder, lying with portions of the west 1/2 of the southwest 1/4 of Section 30 and northwest 1/4 of Section 31, all in Township 3 North, Range 17 East, Mount Diablo Meridian, in the unincorporated area of Tuolumne County, State of California.

SCALE 1" = 200'	JOB NO. 1137	FILED 1137-TPM	Golden State SURVEYING & ENGINEERING INC 488 South Stewart Street Sonoma, California 95370
DATE 10/25/2011	DRAWING FILE 1137LLA.dwg	DRAWN / CHECKED lah RLO	

Existing Parcel Configuration

GRAPHIC SCALE



CALIFORNIA ODD FELLOWS & REBEKAH YOUTH CAMP
INDEPENDENT ORDER OF ODD FELLOWS OF CALIFORNIA
238 O.R. 99

SIERRA PACIFIC INDUSTRIES
1426 O.R. 336

"Remainder"
± 73.13 Acres

U.S.A. DIVISION OF FORESTRY
STANISLAUS NATIONAL FOREST

ODD FELLOWS SIERRA
RECREATION
ASSOCIATION

APPROXIMATE LOCATION SUGARPINE CREEK

OPEN SPACE ZONING
PER ORDINANCE NO 1650

SEE PLANIMETRIC DETAIL
ON SHEET 3 OF 3

Parcel # 1
± 2.00 Acres

ODD FELLOWS SIERRA
RECREATION
ASSOCIATION
467 O.R. 586

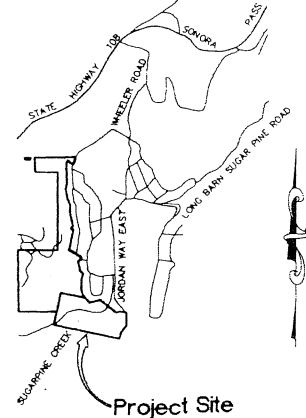
Proposed Parcel Configuration

General Information

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Long Barn, CA 95335
(209) 586-4065

Surveyor / Applicant: Robert L. Ozburn L.S. 5608
Golden State Surveying & Engineering Inc.
488 S. Stewart St.
Sonoma, CA 95370
(209) 533-4787

A.P. No. 031-010-19 & 031-010-22
Existing Zoning TPZ & A-20, 0
Proposed Zoning TPZ & RE-2, 0
General Plan TPZ & RR
Proposed General Plan TPZ & ER
Deed Reference Doc # 2011009880 & 37 O.R. 420
Map of Record 19 R/S 57
Total Area ± 191.188 Acres
Water Service Odd Fellows Sierra Homeowners Association Water System
Sewer Service Individual Septic System
Fire Service ± 2.5 Miles to Long Barn Fire Station



Project Site

Vicinity Map

SECTIONS 30 & 31, T. 3 N., R. 17 E., M.D.B & M N.T.S.

Exhibit Map

General Plan Amendment

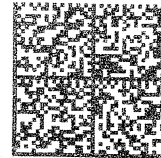
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SCALE	JOB NO.	FILED
1" = 200'	1137	1137-TPM
DATE	DRAWING FILE	DRAWN / CHECKED
10/25/2011	1137LLA.dwg	teh RLO

Golden State
SURVEYING & ENGINEERING INC
488 South Stewart Street
Sonoma, California 95370

COUNTY OF TUOLUMNE
Community Development Department
Tuolumne County Administration Center
2 South Green Street
Sonora, California 95370



UNITED STATES POSTAGE

PITNEY BOWES
02 1M \$ 00.44⁰
0008007090 NOV 29 2011
MAILED FROM ZIP CODE 95370

03110136
VARVAYANIS, CHARLES P 1/2
& JONES, PATRICIA 1/2
PO BOX 395
LONG BARN, CA 95335-0395

GPA11-007

BE SAFE
CHECK for Development Requirements
BEFORE Buying or leasing a Building or Parcel

95335-0395 5004

