



# COMMUNITY RESOURCES AGENCY

BEV SHANE, AICP  
Director

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

## AGENDA

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

April 4, 2012

6:00 p.m.\*

**Tuolumne County  
Planning Commission**  
Chair Connie Williams  
Vice Chair Jerry Morrow  
Jerry Baker  
Isaac Kight  
John LaTorre  
Bob Steele  
Patrick Stone

#### PLANNING COMMISSION BUSINESS: 6:00 p.m.

1. Reports from Commissioners and Staff
2. Report from the Board of Supervisors Planning Committee Representative
3. Report from the Agricultural Advisory Committee Representative
4. Report from the Historic Preservation Review Commission Representative
5. Minutes of the meeting of March 21, 2012

#### 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. **PATRICK AND CELENE MCDONALD AND GOLD RUSH CHARTER SCHOOL,**
  1. Resolution for General Plan Amendment GPA12-002 to amend the General Plan land use designation of a 1.0± acre parcel from Light Industrial (LI) to General Commercial (GC); and
  2. Ordinance for Zone Change RZ12-001 to rezone the 1.0± acre parcel from M-1 (Light Industrial) to C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code.

The project site is located at 16953 Amy Drive in Sonora. It is a portion of Section 25, Township 2 North, Range 15 East; Assessor's Parcel Number 38-041-09.

\* The doors to the Administration Building will be opened at 5:30 p.m.

**2. ODD FELLOWS SIERRA RECREATION ASSOCIATION AND ROBERT OZBIRN,**

1. Resolution for General Plan Amendment GPA11-007 to amend the 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); and
2. Ordinance for Zone Change RZ11-014 to rezone a 16.6± acre portion of the 21.8± acre parcel from A-20 (General Agricultural, Twenty Acre Minimum) as follows:

<b>Proposed Zoning Districts</b>	<b>Acreage</b>
RE-2 (Residential Estate, Two Acre Minimum)	1.9± acres
TPZ (Timberland Production)	14.7 ± acres

A 5.2± acre portion of the site will remain zoned O (Open Space).

The project site is located at 24940 Jordan Way West in Sierra Village. It is a portion of Section 31, Township 3 North, Range 17 East; Assessor's Parcel Number 31-010-19.

**3. LELAND MEADOW TOWNHOME OWNERS, THOMAS AND MARY LACEY, THOMAS A. LACEY CORP, LANCE AND MELISSA VETESY, RANDALL AND RUTH VETESY,**

1. Resolution for General Plan Amendment GPA11-005 to amend the General Plan land use designation of a 3.9± acre project site from Mixed Use (MU) and Medium Density Residential (MDR) to Parks and Recreation(R/P); and
2. Ordinance for Zone Change RZ11-011 to rezone a 3.9± acre project site from the following zoning districts:

<b>Existing Zoning Districts</b>	<b>Acreage</b>
C-O (Neighborhood Commercial)	2.3± acres
R-1 (Single-Family Residential)	1.6± acre

to the following:

<b>Proposed Zoning Districts</b>	<b>Acreage</b>
K (General Recreational)	3.2± acres
O (Open Space)	0.7± acre

The project site is located at 34005, 34010, 34013, 34021, and 34029 Leland Meadow Road, and 33770 Upper Leland Road in the Leland Meadows Resort subdivision. It is a portion of Section 3, Township 4 North, Range 18 East; Assessor's Parcel Numbers 24-271-05, -06, 07, -08, and -12, and 24-272-06 and -07.

**ADJOURNMENT**

The Minutes, Staff Reports, and environmental documents for the items referenced in this Agenda are available for review at the Tuolumne County Community Resources Agency, 48 West Yaney, Sonora, California, and online at [www.tuolumnecounty.ca.gov](http://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 Resources Agency, 48 West 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 Resources Agency 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 Resources Agency 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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