



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: February 4, 2025

SUP DISTRICT # 4- GRIEFER

To: Interested Stakeholder

From: Tuolumne County Community Development Department

RE: Zone Change / Conditional Use & Site Development Permit
LUNR-24-13 Tewolde – Highway 120 Project
Assessor's Parcel Numbers: 064-310-005 & 064-440-001

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

Thank you for engaging in Tuolumne County's land development process. Your input helps address concerns early, reducing potential issues. We value your ongoing involvement in our planning process.

Owner/Applicant: Tewolde Berhane

Project: The Community Development Department (CDD) has received application LUNR-24-13 for the following:

1. Zone Change to amend the zoning designation from General Commercial (C-1) to Special Commercial (C-S) District.
2. Conditional Use Permit to allow the operation of a mini-mart in conjunction with a gas station and eight RV camping sites.
3. Site Development Permit to allow the development of commercial rest stop area that would consist of a restaurant and bar, visitors center, mini-mart and gas station, eight RV campsites and accessory uses/structures.

Location: The project site is located at 7490 and 7520 State Highway 120, approximately 150 feet of the intersection of State Highway 108 and 120. The project is located on the outskirts of Jamestown, approximately 6 miles from the center of the community, within portions of Sections 31 and 36, Township 1 North, Range 14 and 13 East, Mount Diablo Baseline and Meridian. The parcels are within Supervisor District 4. Assessor's Parcel Numbers 064-310-005 & 064-440-001.

Access: State Highway 120

Sewage Disposal Method: Private Sewage Disposal System

Water Source: Private Well

Fire Hazard Rating: High Fire Hazard Severity Zone

Additional Information:

1. The site currently contains abandoned structures and was previously developed at one time. This site was formally known as Yosemite Village Trailer Park and/or Bonavia's Trailer Park. The site also was known to have commercial type uses such as a mini-mart, gas station and restaurant.
2. The new proposed project consists of utilizing existing structures in addition to demolishing three structures and removing a concrete pad.

3. The proposed project features a 3,500-square-foot convenience store, a 12-dispenser fueling station, a 3,350-square-foot restaurant and bar (within an existing building), a 586-square-foot visitor center (within an existing building), and an eight-space recreational vehicle (RV) overnight facility. Additionally, the project will include nine dedicated electric vehicle (EV) charging spaces.
4. The site's domestic and fire protection water supply will be sourced from an existing well and a water storage tank. Wastewater generated on-site will be managed through a grease interceptor, where necessary, and septic tanks. The collected wastewater will be directed to a designated disposal area and a wastewater treatment facility, with provisions for off-site waste hauling.
5. A new commercial driveway is proposed at the southwest corner of the site, designed to allow right and left turn ingress and egress. A Draft Traffic Impact Study has been conducted and is on file with the County. Site circulation plans can be found online as directed below.
6. The site consists of a natural creek, Mountain Pass Creek, which runs through the site from east to west. The area north of the creek is proposed to be a park area for picnicking. A conceptual landscape plan has been submitted and can be found online.
7. The California Department of Fish and Wildlife Natural Diversity Database notes the potential presence of special-status plant and animal species near the project site. Consequently, a biological study has been requested. Species potentially present in the area, as indicated by the database, include the hirsute Sierra sideband, Tuolumne button-celery, and tricolored blackbird.

Operational Plan:

1. Convenience Store/Gas Station / RV Park:

The convenience store will operate seven (7) days a week from 6 a.m. to 9 p.m., with a minimum of three (3) employees on duty. In addition to managing store operations, employees will oversee fueling activities, including emergency responses, minor fuel spill cleanups, and hazardous material reporting. They will also handle recreational vehicle (RV) reservations, check-ins, and check-outs. Responsibilities extend to maintaining site cleanliness, ensuring the cleanliness of restrooms within the store, and overseeing overall site safety.

Facility maintenance tasks, such as managing the water well and distribution system, wastewater collection and disposal, and electrical services, will be outsourced to third-party contractors hired by the property owner. A dedicated trash enclosure will be available for use by both the convenience store and RV tenants, with Waste Management handling regular trash collection services.

2. Restaurant and Bar:

The facility will feature a fully equipped commercial kitchen to serve restaurant and bar guests. Operating hours for the restaurant will be from 6 a.m. to 9 p.m. daily, offering breakfast, lunch, and dinner. A liquor license will be obtained for the bar, which will be staffed with one (1) bartender and two (2) waitstaff. The restaurant will employ one (1) host/waiter and up to two (2) additional waitstaff during peak dining hours. The kitchen and bus staff will include a maximum of three (3) personnel during busy periods.

During peak hours, the total staffing is expected to reach nine (9) employees. A designated trash enclosure will be available for restaurant and bar waste, with Waste Management providing disposal services. Staff will be responsible for maintaining cleanliness and ensuring the proper upkeep of the restaurant and bar areas.

3. Visitors Center:

Tuolumne County boasts a rich history and offers a wide range of visitor attractions, including historical sites, museums, recreational activities, and unique shopping experiences. The area is also home to significant cultural resources. This intersection has previously served as a Visitor Center, and the property owner aims to collaborate with the community and the Visitor Bureau to reestablish it as a key gateway for travelers to Tuolumne County and Yosemite National Park. The Visitor Center is expected to be staffed by up to two (2) employees, who will provide information and assistance to visitors and the local community.

4. Creekside Picnic Area:

Mountain Pass Creek offers a scenic and shaded environment, making it an ideal spot for visitors to relax and enjoy their time at Yosemite Junction. The area, enriched by the natural canopy of trees, will feature picnic tables where guests can dine, unwind, or review visitor center materials such as pamphlets and maps. To promote cleanliness and sustainability, trash and recycling receptacles will be strategically placed throughout the picnic area.

Please return your comments to the CDD by **February 17 2025**. Comments may be emailed to Cheydi Smith, clsmith@co.tuolumne.ca.us. Comments may also be mailed to: 2 South Green Street, Sonora, CA 95370 or brought to the Community Development Department during normal business hours. Any comments received after this date are still accepted and part of the record and decision making process.

Please utilize the following link or scan the QR code to sign up and receive future notices that may include the above-mentioned project. Zone changes are required to go before the Tuolumne County Planning Commission:

<https://www.tuolumnecounty.ca.gov/list.aspx>



If you would like to view larger detailed plans of the project, please utilize the QR code below.

Planning Stakeholder Notification letters are posted at the following link:

<https://www.tuolumnecounty.ca.gov/1512/Planning-Stakeholder-Notifications>



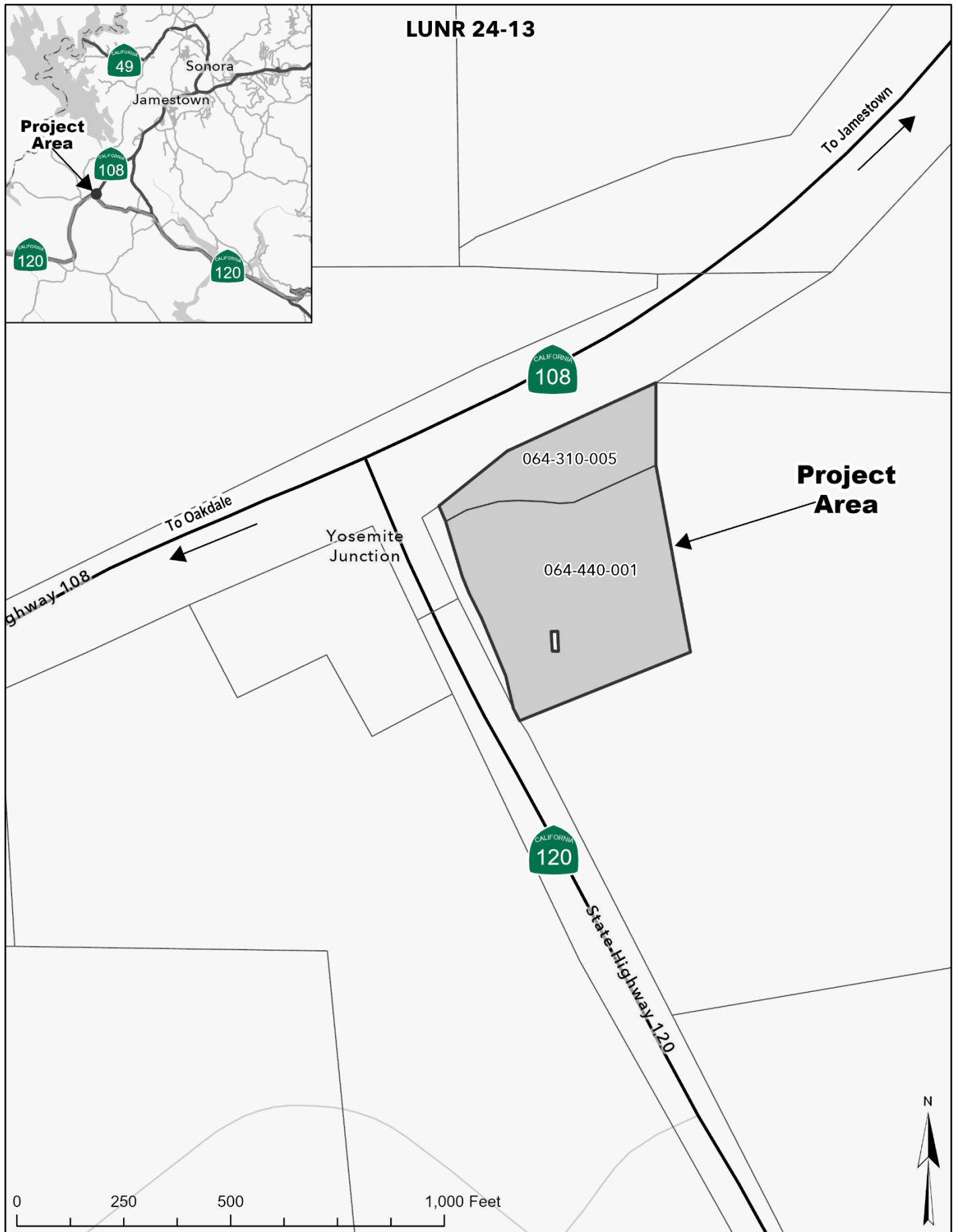
Staff Contact: Cheydi Smith
Phone: (209) 533-5613
Email: clsmith@co.tuolumne.ca.us

AGENCY/INDIVIDUAL: _____

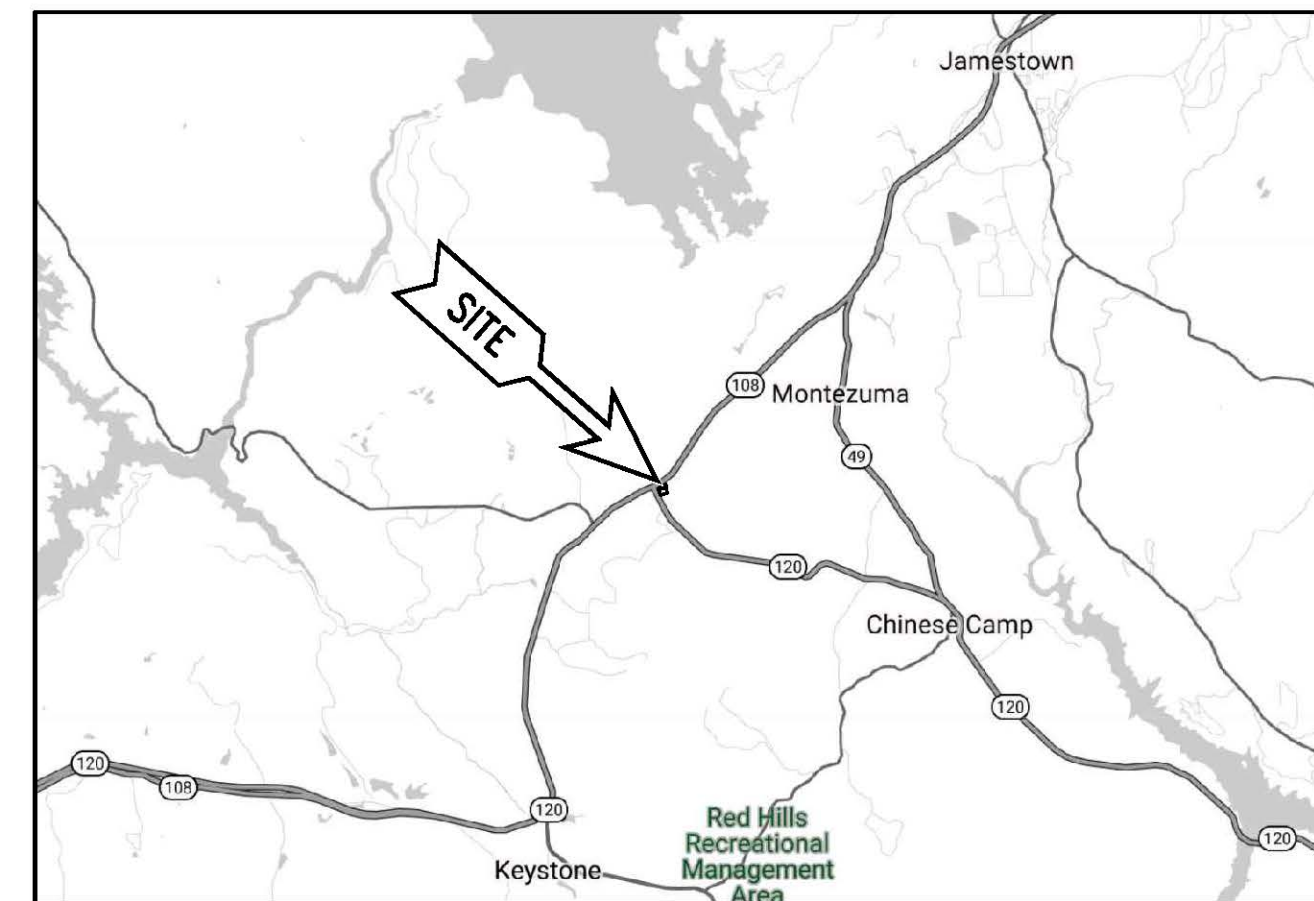
COMMENTS: _____

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Attachment 1: Vicinity Map



CONDITIONAL USE PERMIT
FOR
YOSEMITE JUNCTION
7490 AND 7520 HIGHWAY 120
JAMESTOWN, CALIFORNIA



VICINITY MAP
NO SCALE

PROJECT NOTES

- OWNER:
YOSEMITE JUNCTION LLC
P.O. BOX 4972
SONORA, CA 95370
ATTN: TEWOLDE BERHANE
209-743-1205
tbberhane@gmail.com

ATTN: ISAAC SALEH
209-485-1258
Rizk.Khanashali@gmail.com
- ENGINEER:
ROBERTSON ENGINEERING, INC
2300 BETHARDS DRIVE, STE L
SANTA ROSA, CA 95405
ATTN: MIKE ROBERTSON
707-523-7490
mike@robertsonengineering.net
- APN 064-440-001
ADDRESS: 7520 STATE HWY 120
LOT AREA: 3.07 AC
ZONING: C-1
LAND USE: SC - SPECIAL COMMERCIAL
- APN 064-310-005
ADDRESS: 7490 STATE HWY 120
LOT AREA: 1.12 AC
ZONING: C-1
LAND USE: SC - SPECIAL COMMERCIAL

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY SHOWN ON PLAN PROVIDED BY CHAPPELL
GEOMATICS, INC., DATED JULY 26, 2024

SHEET INDEX

- | | |
|------|---------------------------------------|
| 1 | EXISTING SITE PLAN |
| 2 | PROPOSED SITE PLAN |
| 3 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| L1.0 | CONCEPT PLANTING PLAN |
| L2.0 | LEGENDS AND LAB REPORT |
| T1.0 | TREE EXHIBIT |

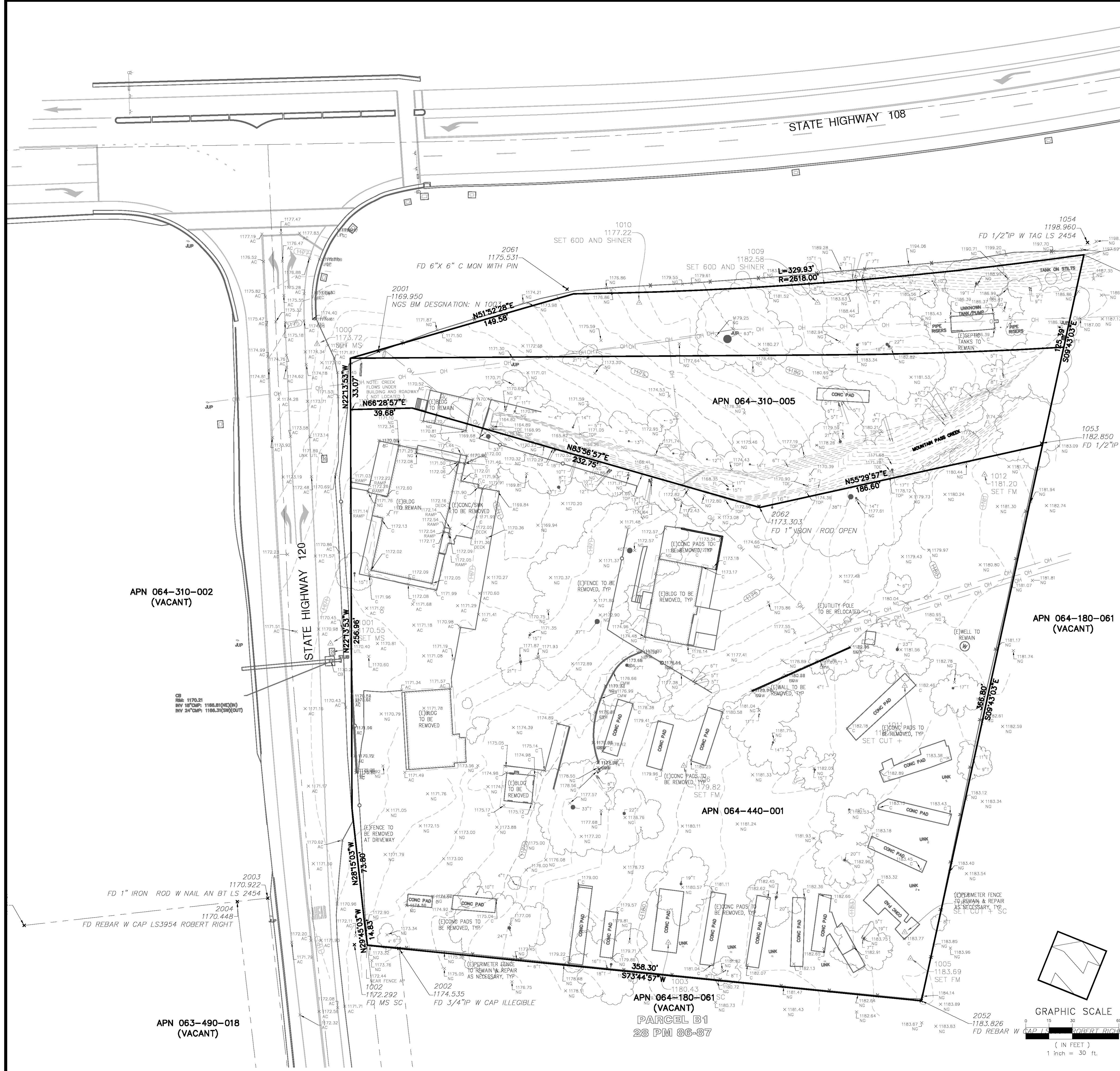
DATE:	10/9/24
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	KW
CHECKED:	MBR
PROJ. ENGR.:	MBR
PROJ. MGR.:	MBR

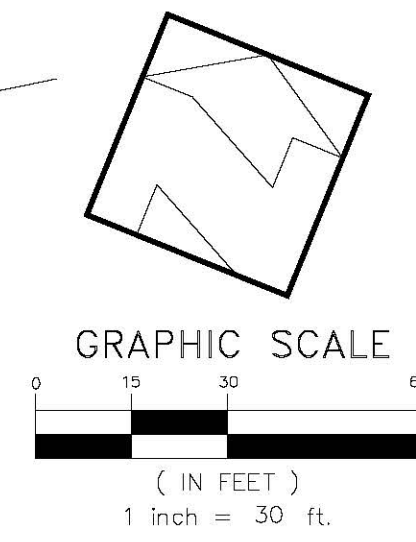
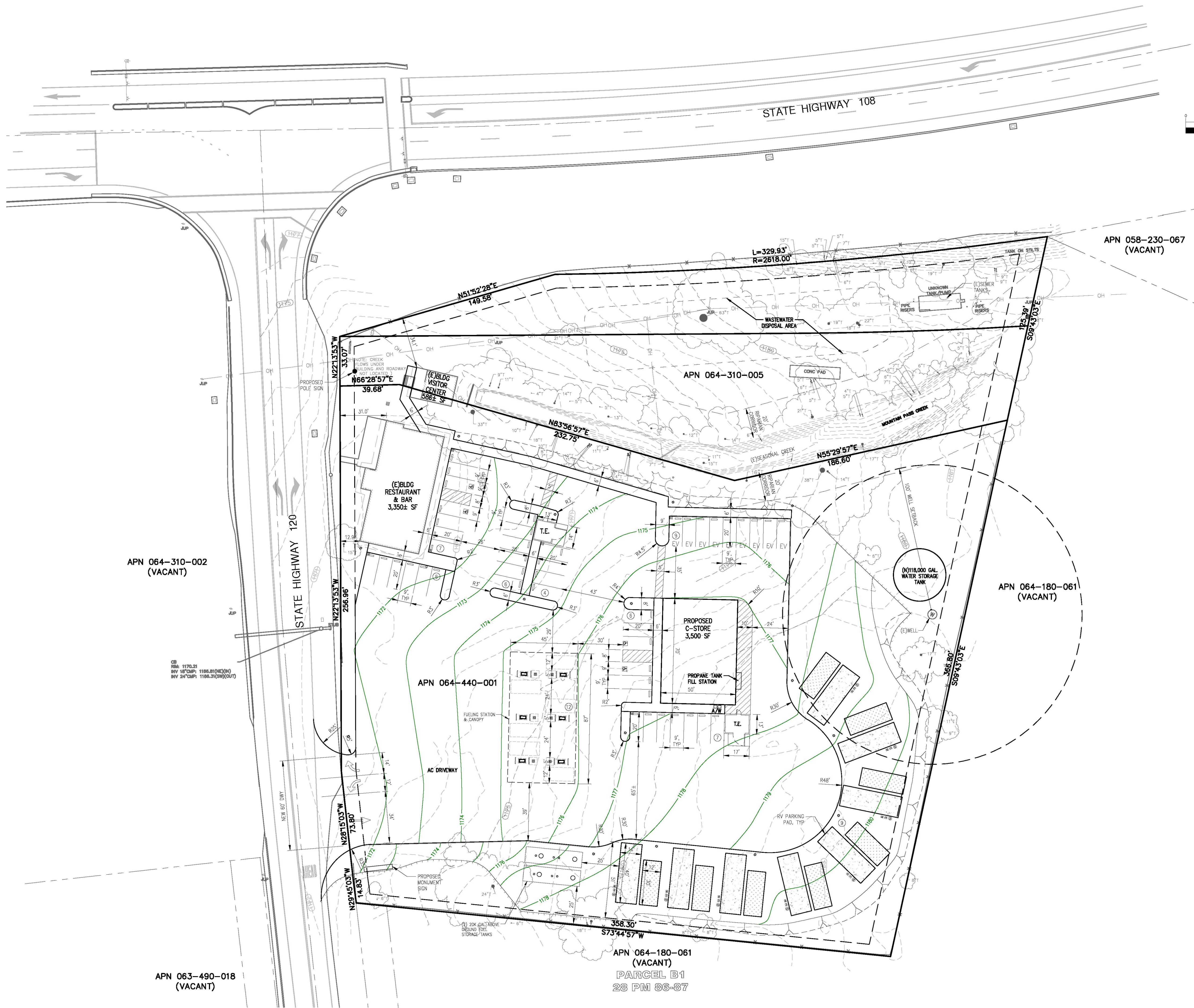
No.	DATE	REVISION

ROBERTSON
ENGINEERING
2455 BENNETT VALLEY ROAD, SUITE B300, SANTA ROSA, CA 95404
Telephone 707.593.5443
E-mail mike@robertsonengineering.net

EXISTING SITE PLAN
APN 064-440-001 AND 064-310-005
7490 AND 7520 HWY 120 (HWY 120 & HWY 108)
TUOLUMNE COUNTY
CALIFORNIA
JAMESTOWN

SHEET 1
OF 6 SHEETS
JOB No. 23080





DATE:	10/9/24
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	KW
CHECKED:	MBR
PROJ. ENGR.:	MBR
PROJ. MGR.:	MBR

No.	DATE	REVISION

ROBERTSON ENGINEERING INC.
 2455 BENNETT VALLEY ROAD, SUITE B300, SANTA ROSA, CA 95404
 Telephone 707.593.5443
 E-mail mike@robertsonengineering.net

PROPOSED SITE PLAN
 APN 064-440-001 AND 064-310-005
 7490 AND 7520 HWY 120 & HWY 108
 TUOLUMNE COUNTY CALIFORNIA

SHEET **2** OF **6** SHEETS
 JOB No. **23080**