Date: March 7, 2022  
To: Interested Stakeholder  
From: Tuolumne County Community Development Department  
RE: Conditional Use Permit CUP22-001  
Assessor’s Parcel Number: 066-070-014

The Community Development Department thanks you for your participation in the land development process in Tuolumne County. We value your comments and look forward to your continued participation in our planning process. This process provides information on your requirements and concerns to the applicant early in the review process. Involvement on your part can eliminate or minimize problems that could arise later.

Owner: Steven Crook  
Applicant: Joe Pluim – Plum Construction, Inc.

Project: Conditional Use Permit CUP22-001 is to allow development of a 85,300 square foot mini-storage facility, 1,000sq. ft. office, associated parking, landscaping, fencing and storm water retention pond on a 10.69± acre parcel. The parcel is zoned C-1 (General Commercial) under Title 17 of the Tuolumne Ordinance Code (TCOC).

Location: The project site is located west of the intersection of State Highway 120 and Deer Flat Road, in the community of Groveland. A portion of Section 20, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. Assessor’s Parcel Number 066-070-014. Supervisorial District 4.

Access: Deer Flat Road

Sewage Disposal Method: Groveland Community Services District (GCSD)

Water Source: GCSD

Fire Hazard Rating: Very High Fire Hazard Severity Zone

Additional Information:

1. The proposed project is a StorQuest self-storage facility consisting of thirteen storage buildings and an office totaling 86,300 square feet (sq. ft.).

2. The project proposes 7-foot rod iron fencing adjacent to State Highway 120 and 7-foot chain link fencing near the rear portion of the parcel abutting the Hetch Hetchy Railroad Easement.

3. The site plan identifies landscaping fronting Deer Flat Road, which is a County Maintained road.

4. An existing drainage course is located on the site adjacent to State Highway 120. A storm water retention pond is being proposed near the east portion of the parcel. The project scope includes an additional fire hydrant located adjacent to Highway 120.

5. Parking is proposed at the leasing office. Signage will be visible from State Highway 120 and will be internally lit.
6. Proposed structural storage unit elevations will include: “patriot red” metal siding and doors with a “medium bronze” rake trim, and “almond” color panels between each storage door.

7. Proposed structural office building elevations have backlit signage, brick veneer siding, horizontal metal “medium bronze” siding panel, red metal awnings and standing seam metal roofing.

8. Please contact staff should anyone would like to request a PDF version of the attached site plans and structural elevations below.

Please return your comments to the CDD by March 21, 2022. Comments may be emailed to Cheydi Gonzales, cgonzales@co.tuolumne.ca.us Comments may also be mailed to: 2 South Green Street, Sonora, CA 95370 or brought to the Community Development Department.

Staff Contact: Cheydi Gonzales
Phone: (209) 533-6641
Email: cgonzales@co.tuolumne.ca.us

AGENCY: ____________________________________________________________

COMMENTS: ________________________________________________________
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All property owners within 1,000 feet of the proposed project and agencies/organizations will be notified of future public hearings. Please note that all comments that are submitted are part of the public record for the project.

Signed by: __________________________________________________________

Agency: ________________________________ Date: ________________________
ELEVATIONS

1. TYPICAL SELF STORAGE ELEVATION - ENTRANCE
   - Metal doors: Patriot Red
   - Metal siding: Brown
   - Metal trim:

2. TYPICAL SELF STORAGE ELEVATION - SIDEWALL
   - Metal doors: Patriot Red
   - Metal siding: Brown
   - Metal trim:

3. OFFICE SOUTHEAST ELEVATION
   - Metal awning
   - Metal siding: Medium Olive
   - Metal trim:

4. OFFICE NORTHWEST ELEVATION
   - Metal awning
   - Metal siding: Medium Olive
   - Metal trim: