



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: **May 2, 2022**
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Conditional Use Permit CUP21-010
Assessor's Parcel Number: 093-080-005

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

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.

Applicant: Land + Structure

Project: The Community Development Department (CDD) has received an application for the following:

Conditional Use Permit CUP22-004 to allow development of an Aircraft Hanger, and a Commercial Building on a parcel zoned C-1:MX:AIR (General Commercial: Mobile Home Combining: Airport Combining) under Title 17 of the Tuolumne Ordinance Code (TCOC).

Location: The project site is located at 20970 Elderberry Way, at the Pine Mountain Lake Airport in the community of Groveland. Within a portion of Section 14, Township 1 South, Range 16 East Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 4. Assessor's Parcel Number 093-080-005.

Access: Elderberry Way

Sewage Disposal Method: GCSD

Water Source: GCSD

Fire Hazard Rating: Very High fire hazard severity zone

Additional Information:

1. The project site is located within Unit 12 of the Pine Mountain Lake Subdivision. The parcel size is 0.55± acres.
2. The project site is located within Compatibility Zone B1 of the Pine Mountain Lake Airport. The project site is a part of the airport, has taxiway access, and is currently used as a paved aircraft tie-down area. Here is the link to the Airport Land Use Compatibility Plan:
<https://www.tuolumnecounty.ca.gov/DocumentCenter/View/1325/Airport-Land-Use-Compatibility-Plan?bidId=>
3. The proposed project would contain a restaurant café, an Airplane Hanger, as well as business offices. Paved vehicular parking for visitors to the restaurant and offices would be provided, with the point of access for the parking lot to be from the existing Pine Mountain Lake Airport main driveway off Elderberry Way. Installation of security fencing to separate the public from entering the airport runway and taxiway.

Please return your comments to the CDD by **May 20, 2022**

Staff Contact: Quinn Lewis
Phone: (209) 533-5636
Email: glewis@co.tuolumne.ca.us

AGENCY: _____

COMMENTS: _____

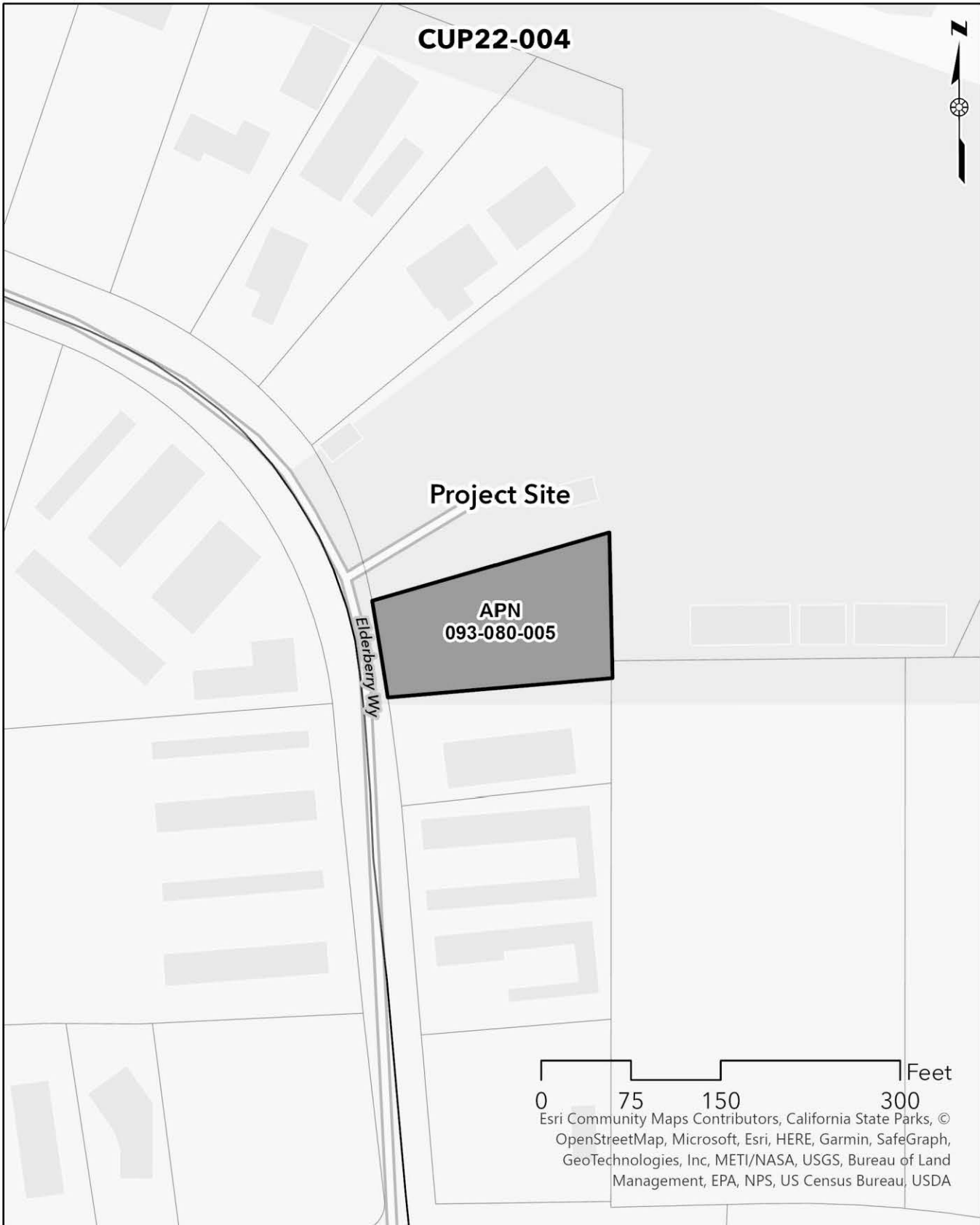
All property owners within 300 feet of the proposed project and agencies/organizations will be notified of future public hearings. Property owners do not need to request future notification. Please note that all comments that are submitted are part of the public record for the project.

Signed by: _____

Agency: _____

Date: _____

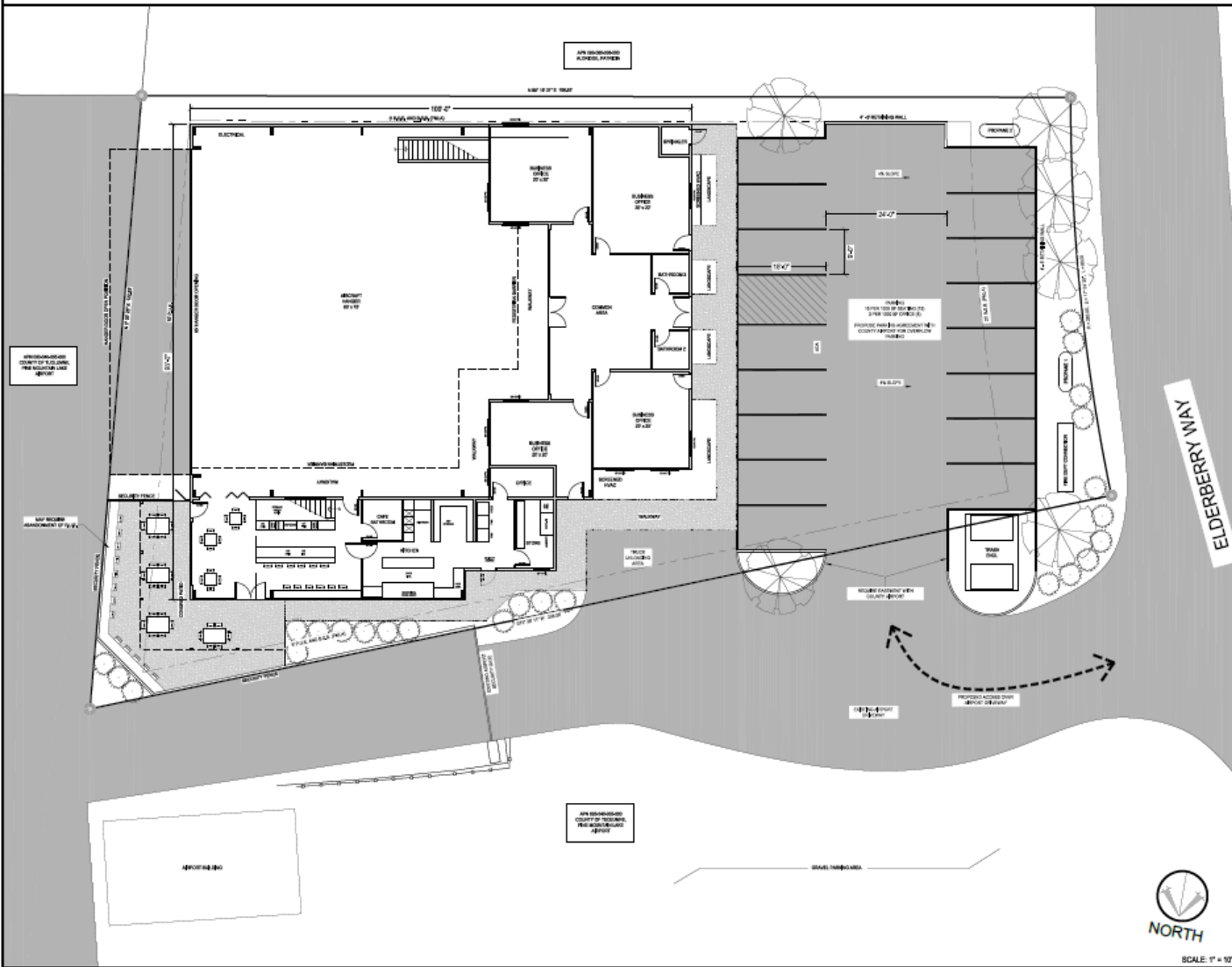
Vicinity Map



0 75 150 300 Feet
Esri Community Maps Contributors, California State Parks, ©
OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land
Management, EPA, NPS, US Census Bureau, USDA

Site Plan

PROPOSED SITE PLAN / FLOOR PLAN FOR: JASON & KRYSTALL JOHANSON 20970 ELDERBERRY WAY, GROVELAND, CA 95321



PROJECT SCOPE

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY.

SITE INFORMATION

ADDRESS: 20970 ELDERBERRY WAY
GROVELAND, CA 95321
APN: 093-080-005-000
PARCEL ID: 638 AC 14
M.C.D.: LOT 16, 6, 9, 10, 11, 12
POWER: PSEB
WATER: GSD
SEWER: GSD
ZONING: G1 (MEDIUM DENSITY RESIDENTIAL)
GENERAL PLAN: GENERAL COMMERCIAL (GC)
LOT ELEVATION: 3000 +/-

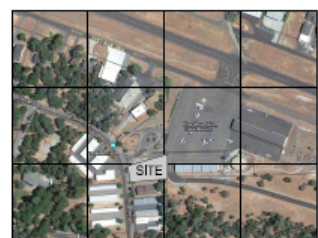
BUILDING INFORMATION

BUILDING OCCUPANCY: OFFICE (MEDIUM DENSITY RESIDENTIAL)
CONSTRUCTION TYPE: VAS (PENDING PER FLOW)
PERMITS: YES
HEIGHT: 4800 SQ FT
OFFICE SPACE: 3000 SQ FT
DRIVE THROUGH: 1400 SQ FT
GARAGE: 4000 SQ FT
TOTAL BUILDING: 8400 SQ FT

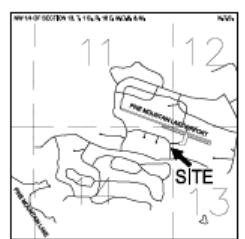
PARKING

DRIVE SPACE: 3 SPACES PER 100 SQ FT + 8 SPACES
DATE: 18 SPACES PER 100 SQ FT + 13 SPACES

VICINITY IMAGE



VICINITY MAP



REVISIONS:

REV	DATE	DESCRIPTION

OWNER INFORMATION:
Jason & Krystall Johanson
20970 Elderberry Way
Groveland, Ca. 95321
Ph: 209.614.0581

SITE INFORMATION:
20970 Elderberry Way
Groveland, Ca. 95321
APN: 093-080-005-000

PROJECT INFORMATION:
Prepared by:
Jason & Krystall Johanson
20970 Elderberry Way
Groveland, Ca. 95321
Ph: 209.614.0581

ENGINEER OF RECORD:

PRELIMINARY

ISSUE DATE: 3/2/22
DRAWN BY: RC
CHECKED BY: ZPG
SCALE: 1" = 10'
DRAWING: SITE PLAN
PROJECT NO: 21-11-08
SHEET: 1 OF 1