



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: July 14, 2023
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Conditional Use Permit CUP23-006
Assessor's Parcel Number: 049-093-033

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(s): Niten V Anand: The Villa
Owner: Diane Goodhue

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

Conditional Use Permit CUP23-006 to allow the service of beer and wine on a 0.49± acre parcel zoned C-1:D:MX (General Commercial: Design Control: Mobilehome Exclusion) under Title 17 of the Tuolumne Ordinance Code (TCOC).

Location: The project site is located at 23036 Joaquin Gully Road, the community of Twain Harte. Within a portion of Section 9, Township 2 North, Range 16 East Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 3. Assessor's Parcel Number 049-093-033.

Access: Joaquin Gully Road / Fuller Road

Sewage Disposal Method: Twain Harte Community Services District (THCSD)

Water Source: THCSD

Fire Hazard Rating: Very High Fire Hazard Severity Zone

Additional Information:

1. Section 17.52.020 of the TCOC indicates that for service of alcohol or any place where entertainment with amplified music is provided within 200 feet of any residential (R) district, a Conditional Use Permit shall be obtained. Food service will be provided, in accordance with Section 17.52.020 of the TCOC.
2. The applicants have applied for a Conditional Use Permit for the service of beer and wine within 200 feet of an R district in conjunction with at Type 41 license with the Alcohol Beverage Control.
3. Service is to include beer and wine confined within the existing restaurant structure and its outdoor patio/deck seating area. There will also be live music on the southeast portion of the patio twice a month.

Please utilize the following link, or scan QR code to sign up and receive future notices that may include the above-mentioned project:

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

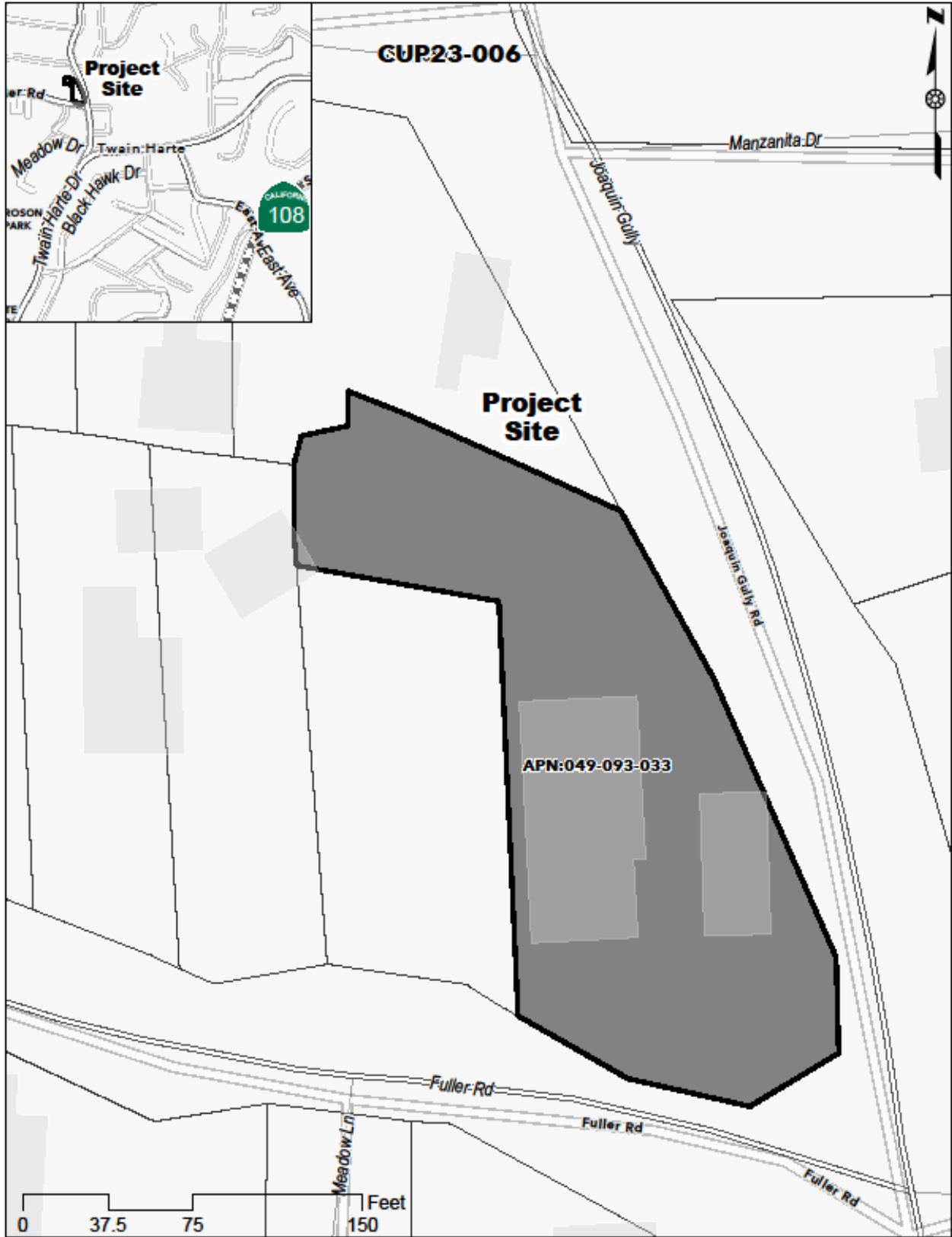


Planning Stakeholder Notification letters are posted at the following link:

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



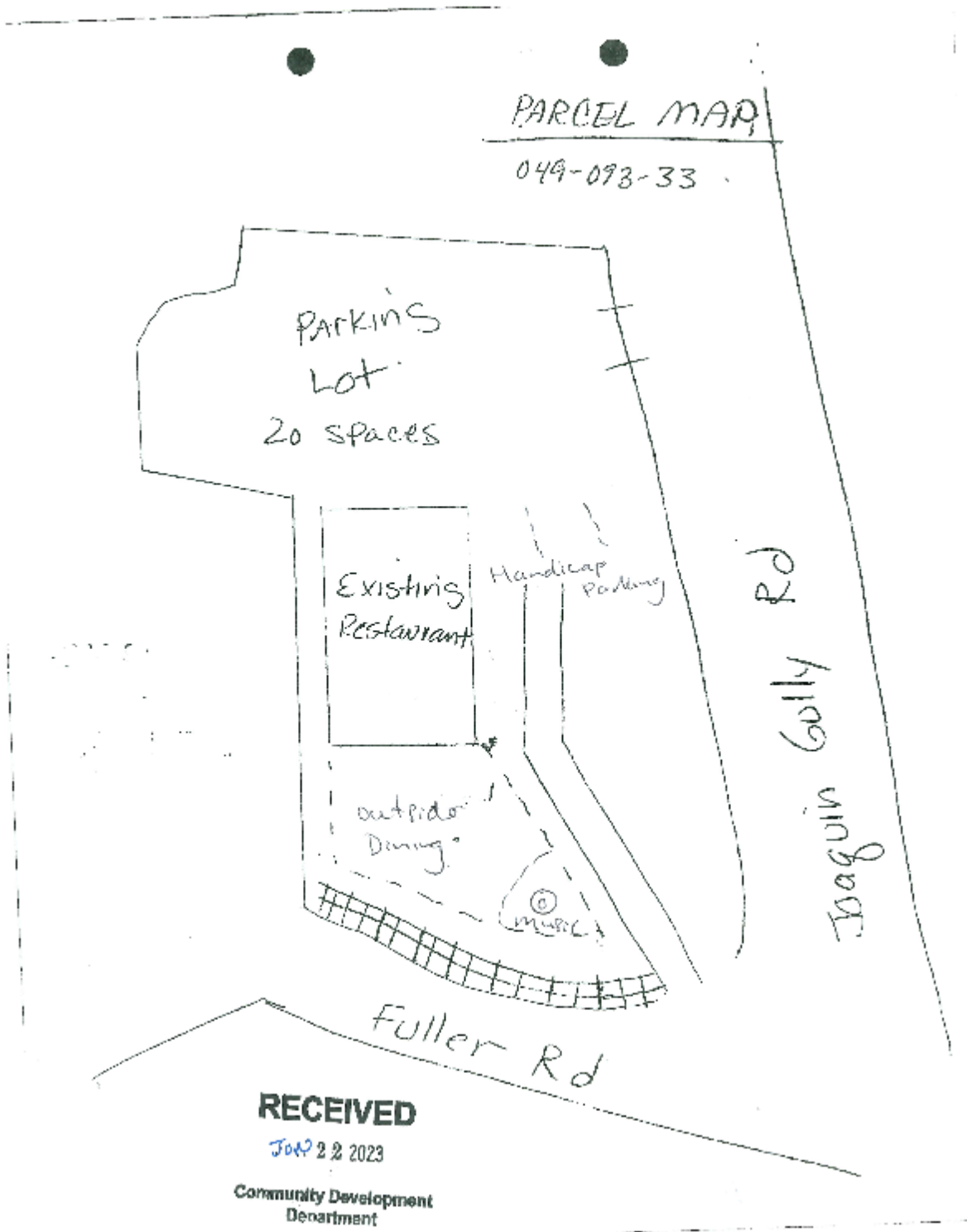
VICINITY MAP



Site Plan

PARCEL MAP

049-093-33



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July 22 2023

Community Development
Department