



# COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP  
Director

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

Date: August 21, 2023  
To: Interested Stakeholder  
From: Tuolumne County Community Development Department  
RE: Historic Conditional Use Permit CUPH23-001  
Assessor's Parcel Number (APN): 003-111-009

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](http://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 requirements and concerns to the applicant early in the review process. Involvement on your part can eliminate or minimize problems that could arise later.

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

Historic Conditional Use Permit CUPH23-001 to allow for the repair of a storage area on street level and the development of an apartment on the second level. The project site is a 5,227± square foot parcel zoned C-1:D:HDP:MX (General Commercial: Design Review: Historic Design Preservation: Mobilehome Exclusion Combining) district under Title 17 of the Tuolumne County Ordinance Code (TCOC).

**Location:** The project site is located at 18258 Main Street, approximately 150± feet southwest of the intersection of Main Street and Willow Street in the community of Jamestown. Within a portion of Sections 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 5. Assessor's Parcel Number (APN): 003-111-009.

**Access:** Main Street / Smoke Street

**Sewage Disposal Method:** Jamestown Sanitary District

**Water Source:** Tuolumne Utilities District

**Fire Hazard Rating:** High fire hazard severity zone

**Additional Information:**

1. Historic Conditional Use Permit CUPH23-001 is to bring Building Permit B2022-00487 into compliance with Chapter 17.45 of the TCOC.
2. The project is located within the Jamestown Historic Design Review Area.

Please return your comments to the CDD by **September 4, 2023**.



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> .

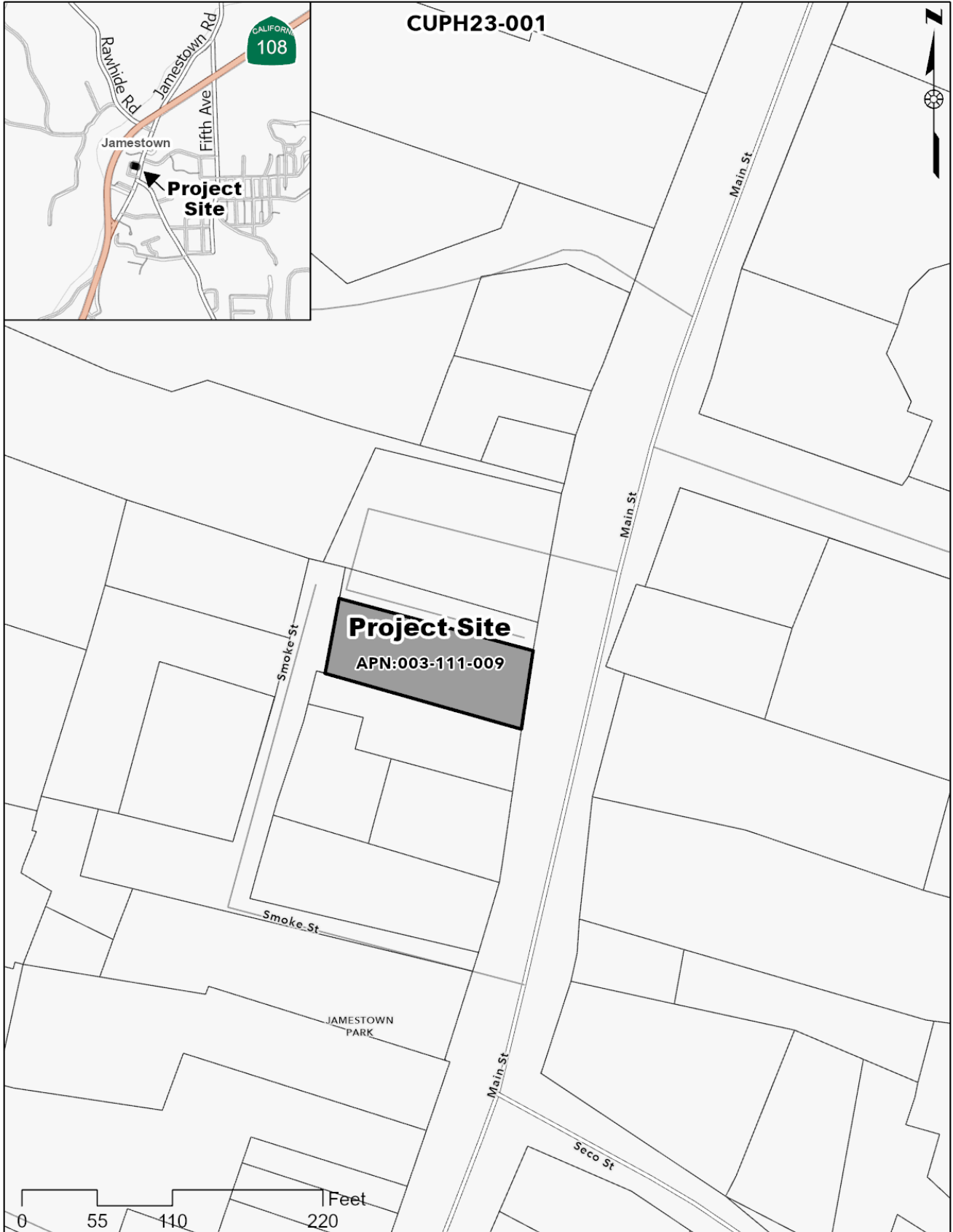


Planning Stakeholder Notification letters are posted at the following link:

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



Attachment 1: Vicinity Map





**WILSON**  
 ARCHITECTURE, INC.  
 10000 WILSON AVENUE  
 SUITE 100  
 JANESVILLE, WI 53548  
 TEL: 608.785.1100  
 FAX: 608.785.1101  
 WWW.WILSONARCH.COM



PROJECT TITLE:  
 STOKES BLDG / ART  
 BLDG / CARROL  
 10200 WILSON AVENUE  
 JANESVILLE, WI 53548

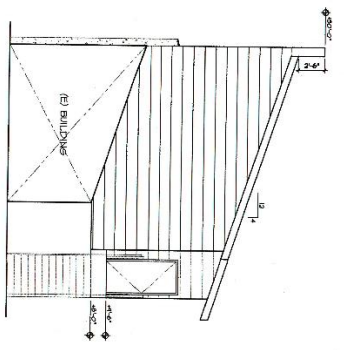
SHEET TITLE:  
 ELEVATION  
 PLAN

DO NOT SCALE

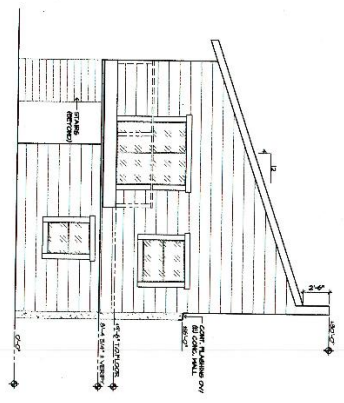
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DATE: MAY 2022  
 CHKD: NEM  
 DRAWN: PPK  
 SHEET NO.

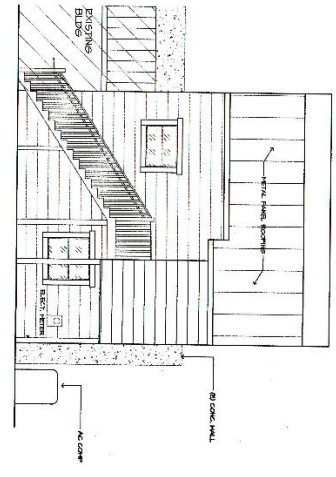
**A-2**



**EAST**  
 SCALE: 1/4" = 1'-0"



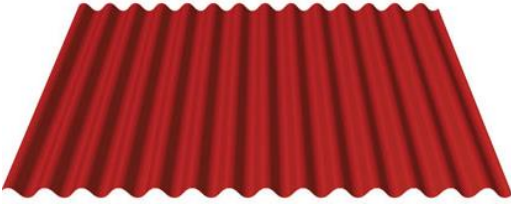
**WEST**  
 SCALE: 1/4" = 1'-0"



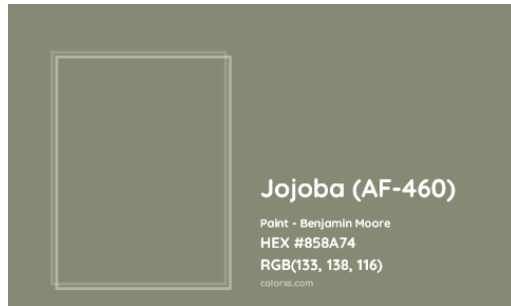
**NORTH**  
 SCALE: 1/4" = 1'-0"

**ELEVATION PLAN**  
 SCALE: 1/4" = 1'-0"

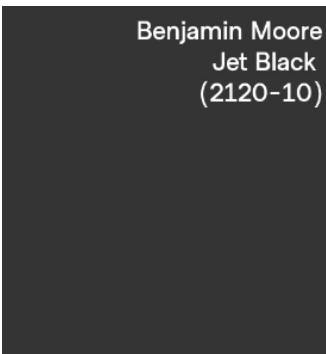
**Roofing Type:** Nu Wave Corrugated paneling | **Color:** Natural Rust (ASC Building Products)



**Stair rail & door/window trim:** Douglas Fir #2 | **Color:** Benjamin Moore | Jojoba AF-460



**Ballasts and Door:** Douglas Fir #2



**Street level siding:** Douglas Fir #2 | **Color:** Benjamin Moore | Greenbrier Beige HC-79

