



# COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP  
Director

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

Date: **December 6, 2022**  
To: Interested Stakeholder  
From: Tuolumne County Community Development Department  
RE: Site Development Permit SDP22-006  
Assessor's Parcel Number: 066-260-039

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 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:** Stephanie Wohlfel

**Applicant:** Landon Blake, Redefined Horizons

**Project:** Site Development Permit SDP22-006 to allow a recreational development consisting of twelve guest cabins, swimming pool, yoga dome, and associated infrastructure on a 14.1± acre parcel zoned C-K (Commercial Recreation) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

**Location:** The project site is located at 23003 and 23015 Sprague Road East in the Community of Groveland. Within a portion of Section 29, Township 1 South, Range 17 East Mount Diablo Baseline and Meridian and within Supervisorial District 4. Assessor's Parcel Numbers 066-260-039.

**Access:** Sprague Road East

**Sewage Disposal Method:** On Site Wastewater Treatment System

**Water Source:** Well

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

## Additional Information:

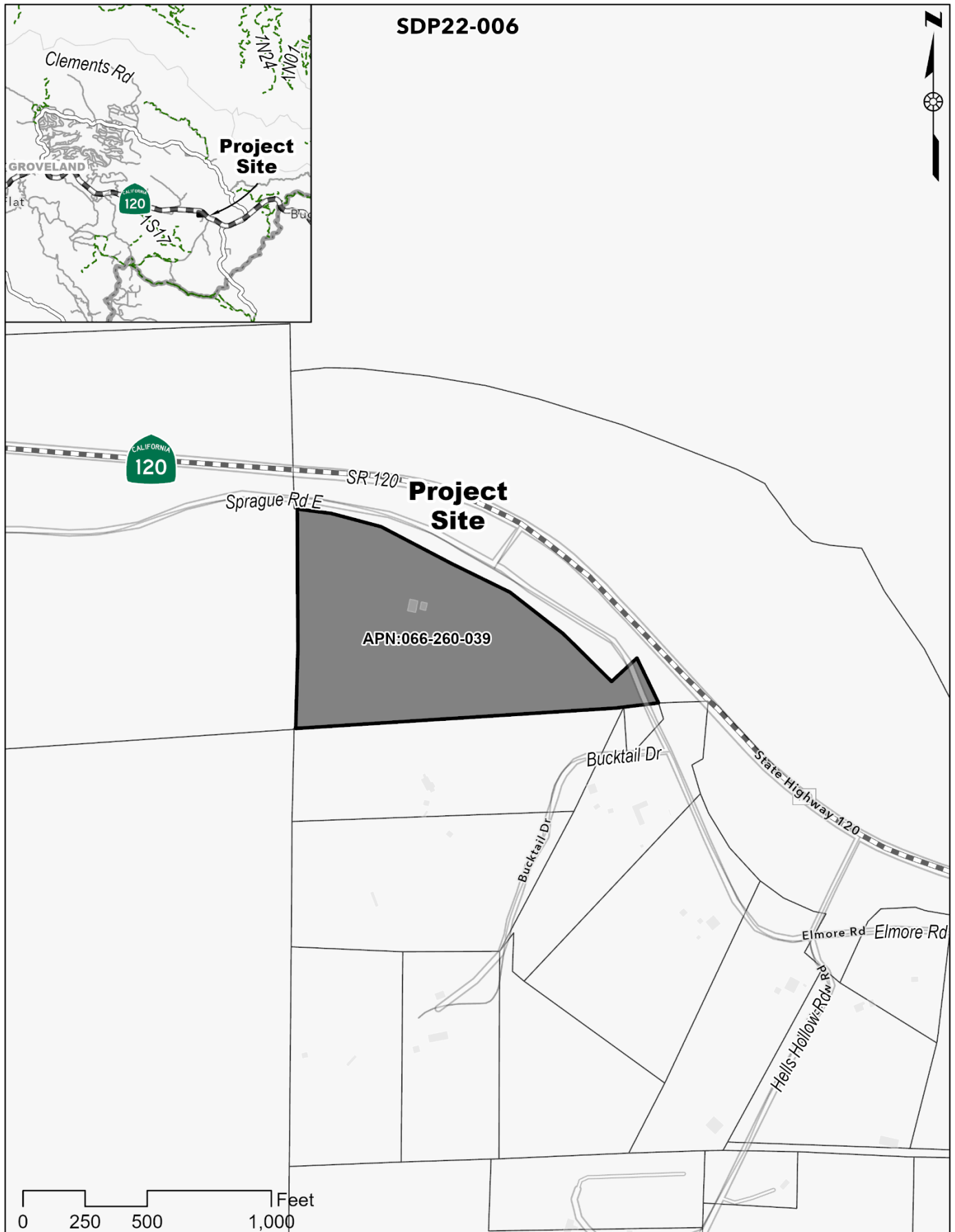
1. The project would consist of twelve guest cabins rented out for overnight stays. The cabins would consist of prefabricated units. The yoga dome and other amenities on site would be for guests only. The facility proposes to be open year-round.

Please return your comments to the CDD by **January 6, 2023**. Comments may be emailed to Natalie Rizzi, [nrizzi@co.tuolumne.ca.us](mailto:nrizzi@co.tuolumne.ca.us). Comments may also be mailed to: 2 South Green Street, Sonora, CA 95370 or brought to the Community Development Department at 48 Yaney Avenue during business hours.

**Staff Contact:** Natalie Rizzi  
Phone: (209) 533-5936  
Email: [nrizzi@co.tuolumne.ca.us](mailto:nrizzi@co.tuolumne.ca.us)



# Vicinity Map



# Entire Parcel Site Plan

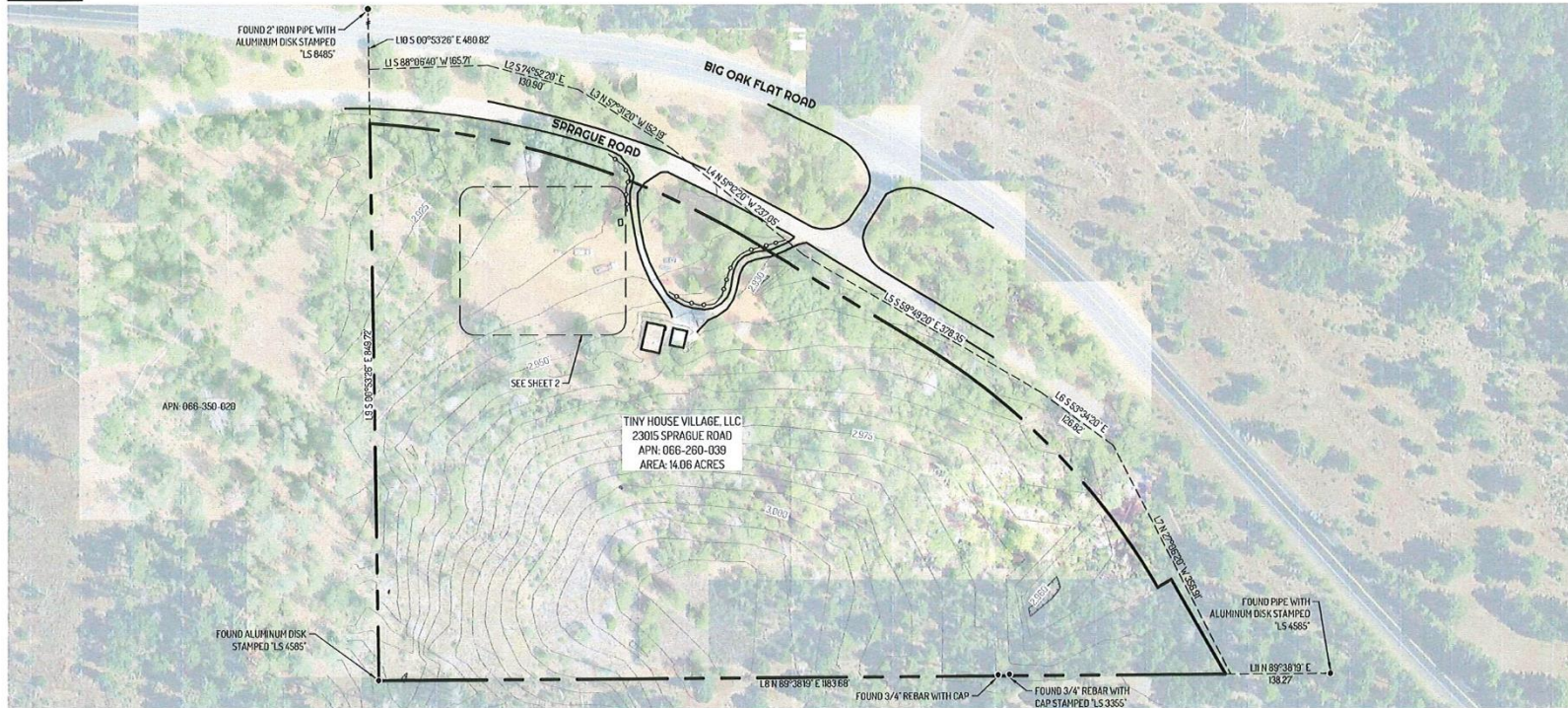


## SITE PLAN

JOB #065-001

23015 SPRAGUE ROAD, GROVELAND, CALIFORNIA

SEPTEMBER 2022



### REVISION HISTORY

VERSION 1.00. ORIGINAL DRAWING CREATION

### PURPOSE

THE PURPOSE OF THIS SITE PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PARCEL ALONG WITH THE PROPOSED IMPROVEMENTS FOR A CAMPGROUND.

### SURVEYOR NOTES

1) UAV ORTHOPHOTOGRAPHY FLOWN IN JULY 2022 AND IS SURVEY GRADE.

### PROPOSED IMPROVEMENTS

THE PROPOSED IMPROVEMENTS SHOWN ON THIS SITE PLAN ARE FOR THE PURPOSES OF LAND USE PLANNING. THE PROPOSED IMPROVEMENTS ARE NOT THE RESULT OF CIVIL ENGINEERING ANALYSIS OR DESIGN. THE TOTAL SQUARE FOOTAGE OF PROPOSED IMPROVEMENTS IS APPROXIMATELY 7,800 SQUARE FEET.

### LEGEND

- FOUND MONUMENT AS NOTED
- C CALCULATED
- HRC HELD RECORD
- MHD MONUMENT
- M MEASURED
- PC PROPERTY CORNER
- PGB POINT OF BEGINNING
- R RECORD

### UNITS

- UNLESS OTHERWISE NOTED:
- 1) ALL DISTANCES SHOWN ARE IN US SURVEY FEET.
  - 2) ALL ANGLES AND BEARINGS ARE SHOWN IN DEGREES/MINUTES/SECONDS FORMAT.
  - 3) DISTANCES SHOWN ARE GROUND (NOT GRID) DISTANCES.

### LINETYPES

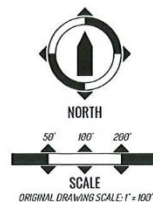
- EXISTING PARCEL BOUNDARY
- - - TIE LINE
- EXISTING PAVEMENT LINE
- EXISTING FENCE LINE
- EXISTING BUILDING LINE
- PROPOSED BUILDING LINE
- PROPOSED ACCESS ROAD
- PROPOSED UTILITY LINE
- PROPOSED SEPTIC AREA
- ..... PROPOSED PARKING AREA

### OWNER INFORMATION

TINY HOUSE VILLAGE, LLC  
23015 SPRAGUE ROAD, GROVELAND, CALIFORNIA

### SURVEYOR INFORMATION

SCOTT LANDON BLAKE - PLS 0489  
365 WEST F STREET, OAKDALE, CALIFORNIA



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SEP 29 2022

**Community Development  
Department**



# Close Up Site Plan

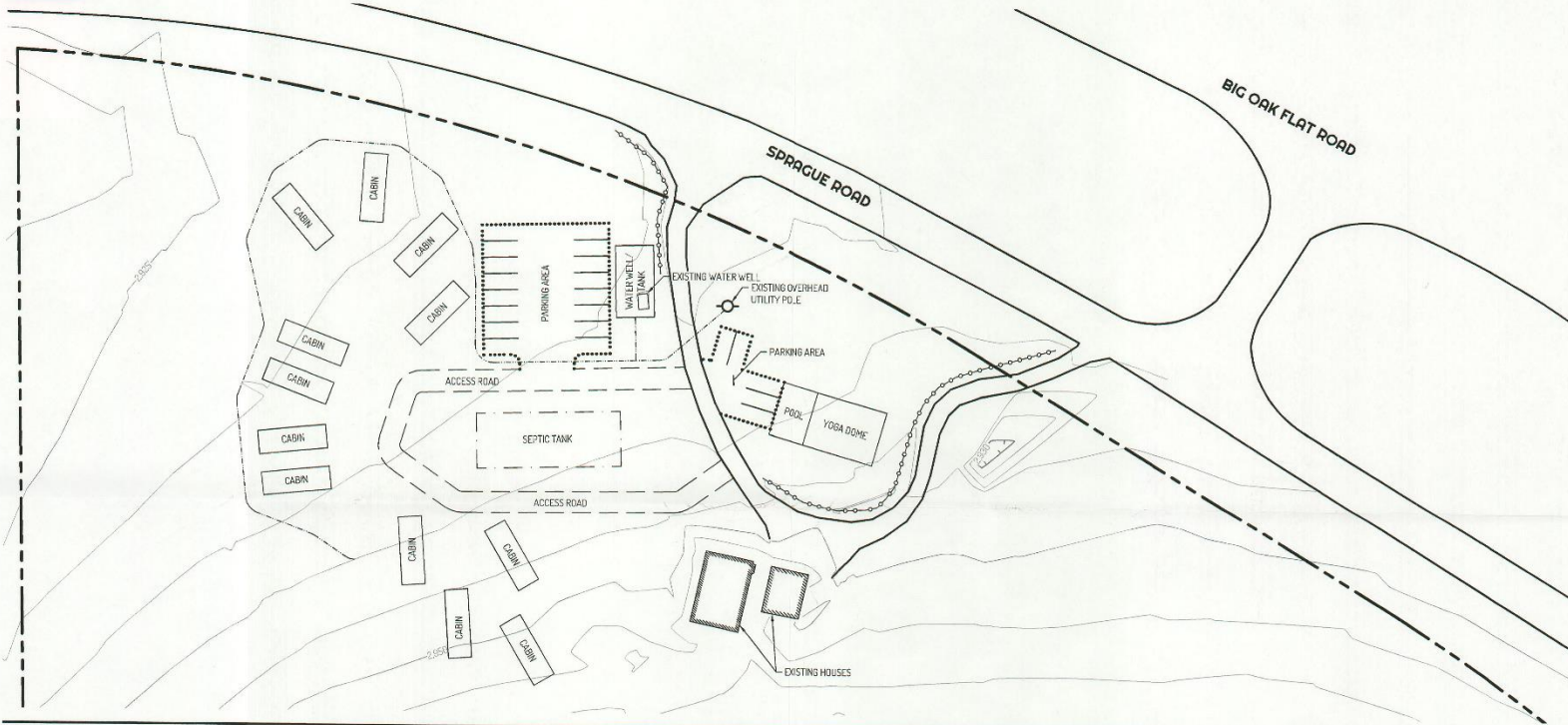


## SITE PLAN

JOB #065-001

23215 SPRAGUE ROAD, GROVELAND, CALIFORNIA

SEPTEMBER 2022



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R RECORD

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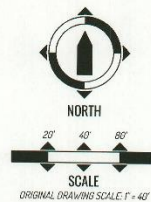
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### OWNER INFORMATION

TINY HOUSE VILLAGE, LLC  
23815 SPRAGUE ROAD, GROVELAND, CALIFORNIA

### SURVEYOR INFORMATION

SCOTT LONDON BLAKE - PLS 8489  
385 WEST F STREET, OAKDALE, CALIFORNIA



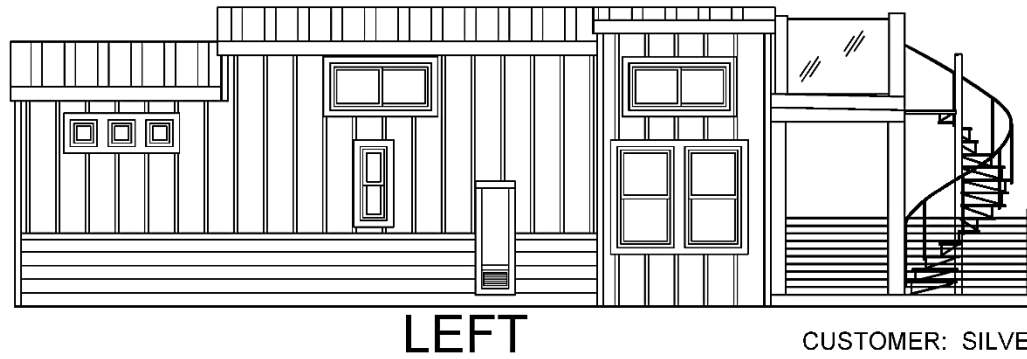
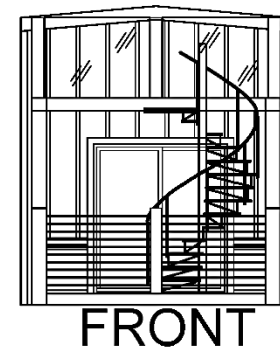
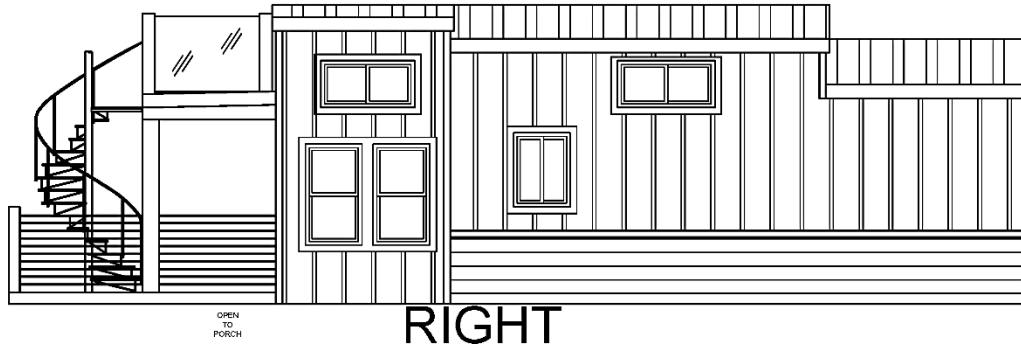
SHEET 1 OF 2

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Department

## Typical Elevation



CUSTOMER: SILVERCREST ATH-15 DISPLAY  
(NAVISION REVISION # NONE)