



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 4, 2023
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: **REVISED APPLICATION**
Conditional Use Permit CUP22-001
Assessor's Parcel Number: 066-070-014

48 Yaley 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.

Owner/Applicant: HWY 120 Storage, LP

Project: Conditional Use Permit CUP22-001 is to allow development of a mini-storage facility, leasing office with attached drive-up coffee shop, roof-mounted solar array, universal vehicle charging stations, 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: Groveland Community Services District (GCSD)

Fire Hazard Rating: Very High Fire Hazard Severity Zone

Additional Information:

1. A revised application was submitted on April 23, 2023. The proposed project has been redesigned and proposes a self-storage facility consisting of seven storage buildings (62,000 square feet) and storage leasing office and drive-thru coffee shop with outdoor seating (1,500 square feet), a fenced dog park, additional landscaping, and a monument sign on the road frontage of Deer Flat Road.
2. 7-foot rod iron fencing is proposed adjacent to State Highway 120, along with 7-foot chain link fencing near the rear portion of the parcel abutting the Hetch Hetchy Railroad Easement.
3. A fenced dog park, additional landscaping, and a monument sign is proposed fronting Deer Flat Road, which is a County Maintained Road.

S:\Planning\PROJECTS\Conditional Use Permit\2022\CUP22-001 Crook\Application Review\CUP22-001 Stakeholder Notification 20220308 .docx

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> .

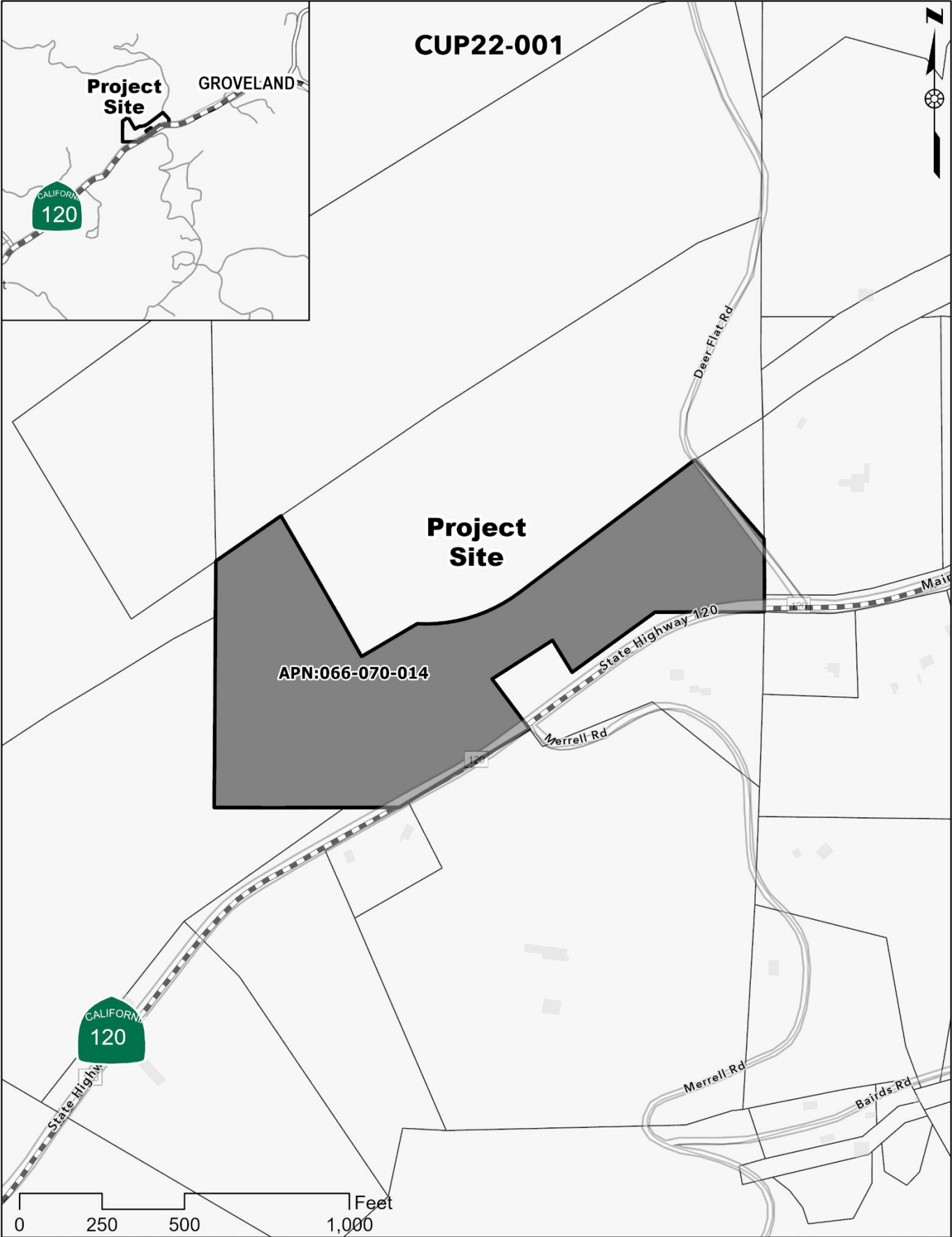


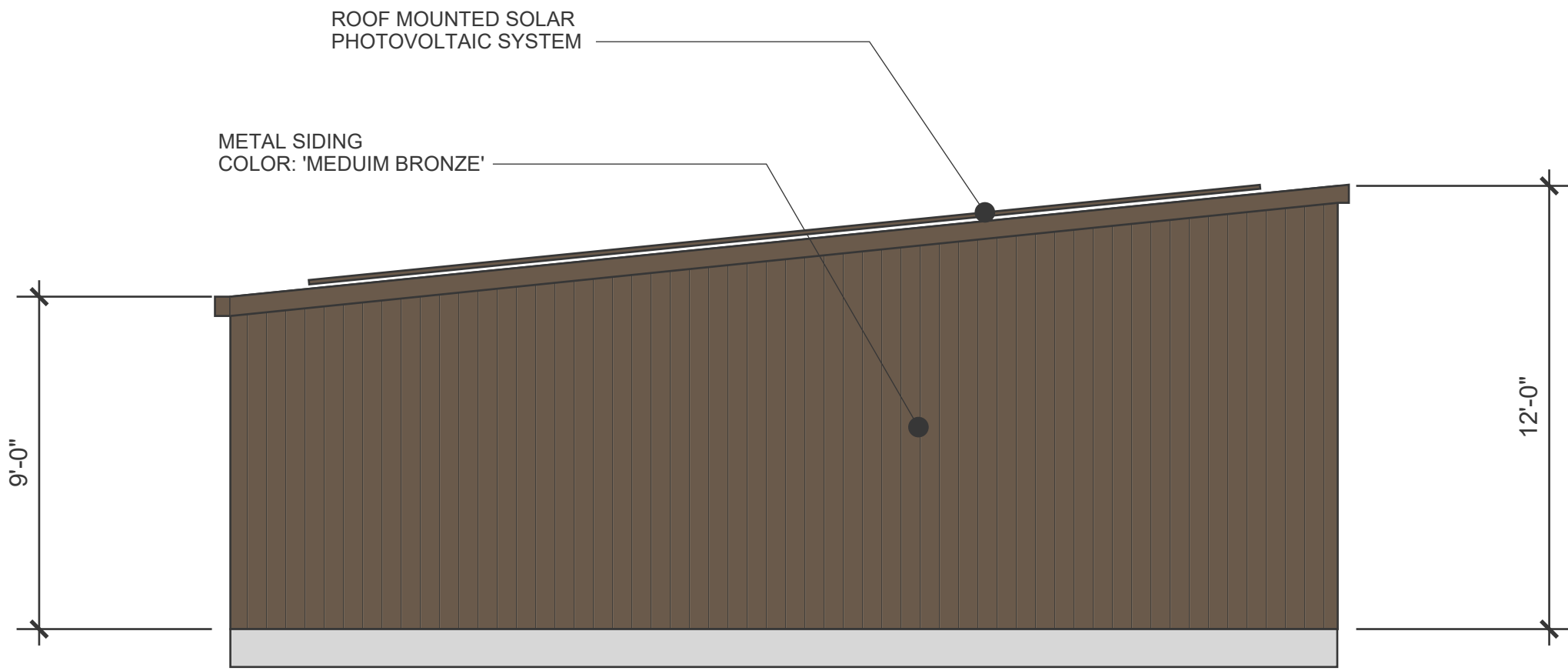
Planning Stakeholder Notification letters are posted at the following link:

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

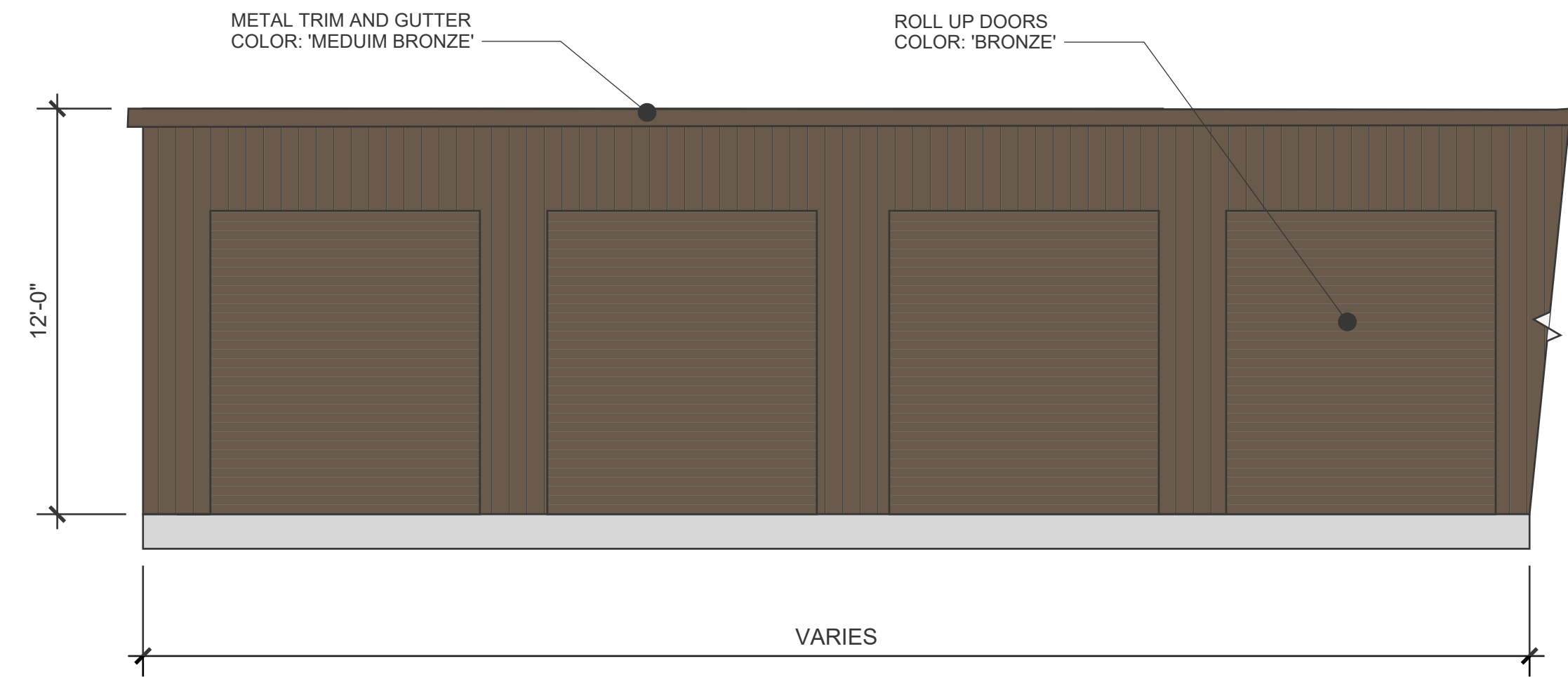


Vicinity Map

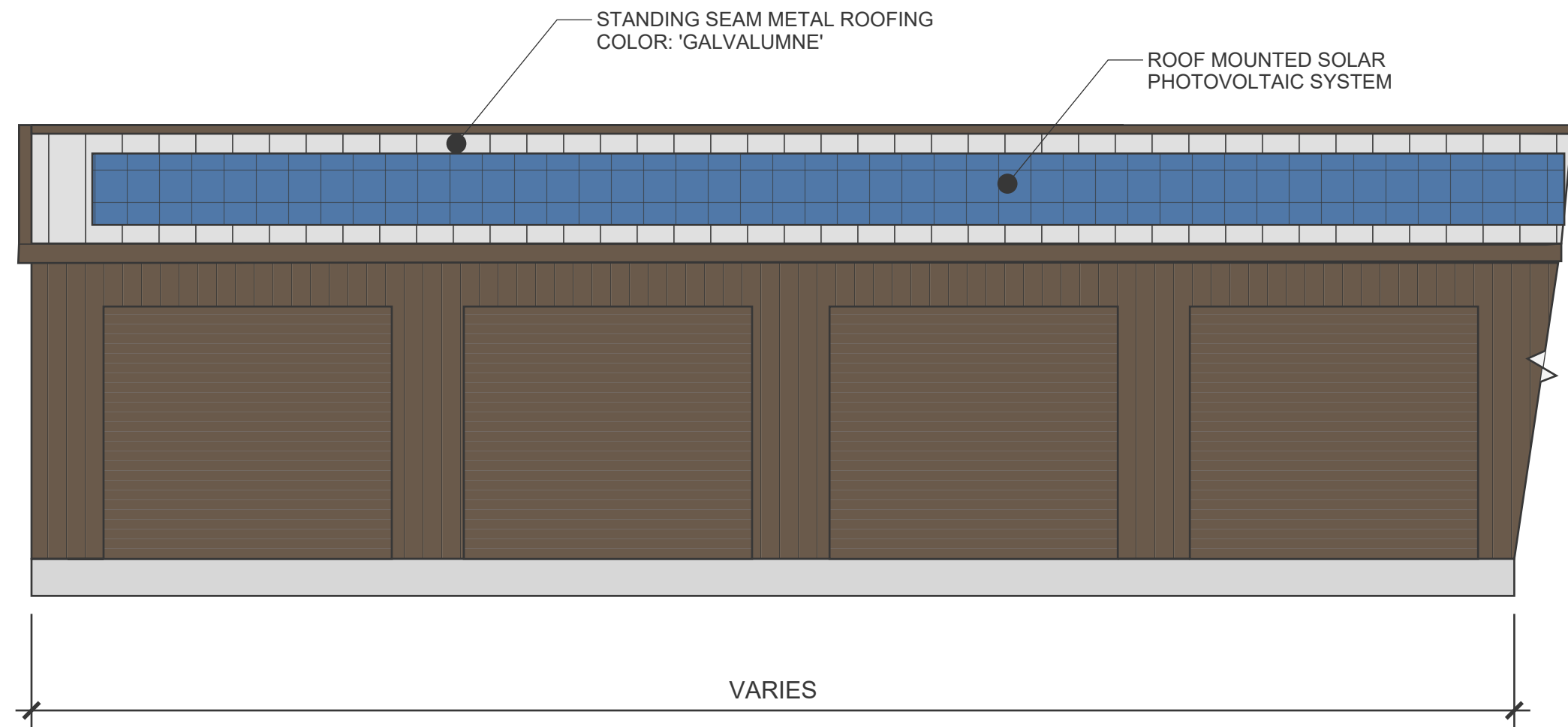




SELF STORAGE BUILDING
SIDE ELEVATION



SELF STORAGE BUILDING
FRONT ELEVATION



SELF STORAGE BUILDING
BACK ELEVATION



LEASING OFFICE AND COFFE SHOP
SOUTH ELEVATION



LEASING OFFICE AND COFFE SHOP
SOUTH ELEVATION



15256 Camino Del Parque
Sonora, California 95370
tel: (209) 532-7169
www.SierraNevadaEngineering.com

Storquest Groveland-
Revive Coffee

Groveland, CA
APN: 066-070-014

HWY 120 Storage, LP

Document Date:
March 23th, 2023

Document Phase:
Site Development Permit

rev.	date	remark
1	3/23/23	Revised per Public Comments

ELEVATIONS

A1.0

Storquest Groveland- Revive Coffee

Document Date:

March 23th, 2023

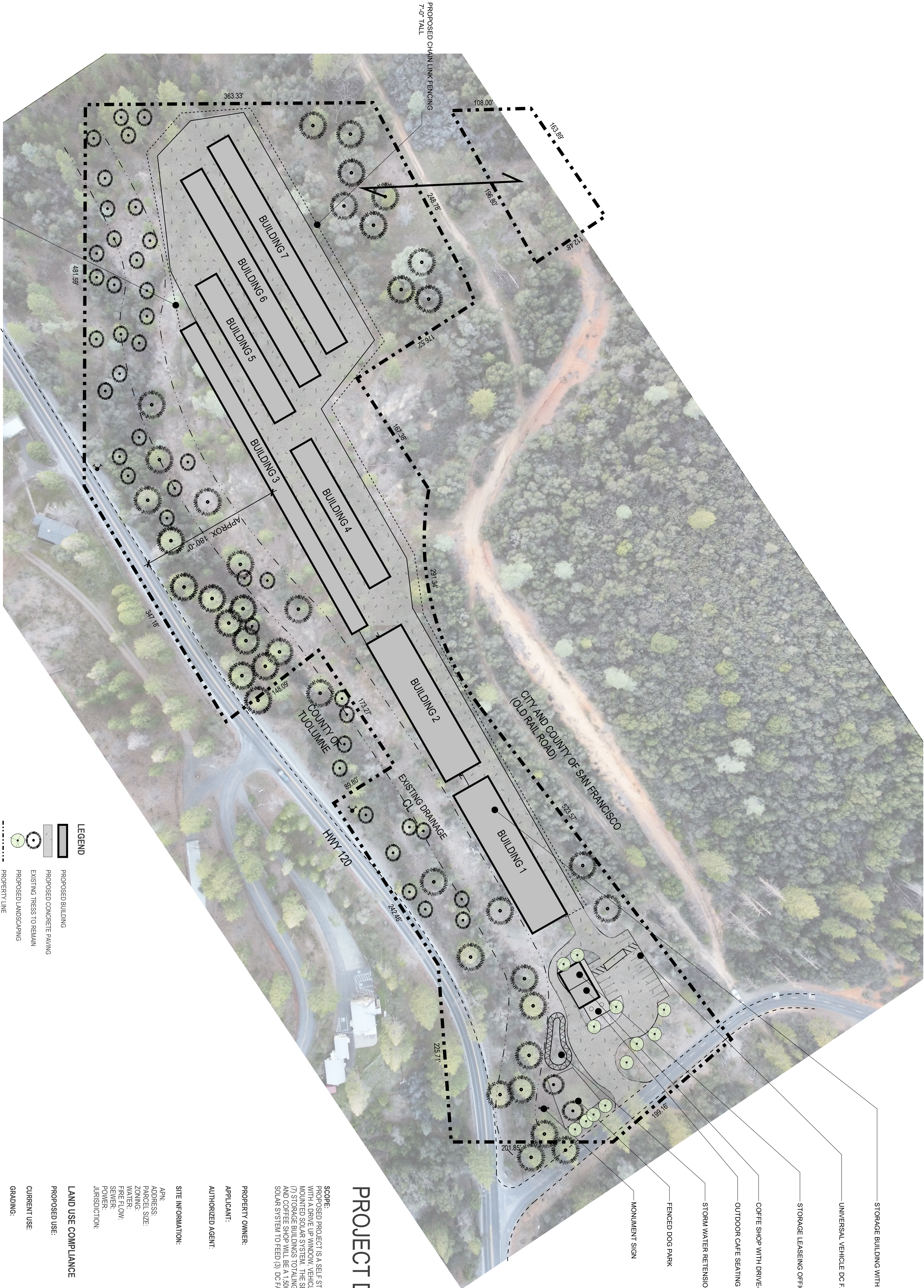
Document Phase:

Site Development Permit

rev	date	remark
1	3/23/23	Revised per Public Comments

SITE PLAN

C1.0



PROJECT DATA

SCOPE:
PROPOSED PROJECT IS A SELF STORAGE FACILITY, COFFEE SHOP WITH A DRIVE UP WINDOW, VEHICLE CHARGING STATIONS, AND ROOF MOUNTED SOLAR SYSTEM. THE SELF STORAGE WILL CONSIST OF (7) STORAGE BUILDINGS TOTALING APPROX. 62,000 SF. THE STORAGE LEASING OFFICE AND COFFEE SHOP WILL BE A 1,500 SF WOOD FRAMED BUILDING. ROOF MOUNTED SOLAR SYSTEM TO FEED (3) DC FAST CHARGERS.

PROPERTY OWNER:	HWY 120 STORAGE, LP
APPLICANT:	HWY 120 STORAGE, LP
AUTHORIZED AGENT:	SIERRA NEVADA ENGINEERING AND DESIGN JOE PLUMI (209) 890-5259

SITE INFORMATION:	
APN:	066-070-014
ADDRESS:	TBD
PARCEL SIZE:	10.088 ACRES
ZONING:	C-1 COMMERCIAL
PLAT/ROW:	CCSD
PLAT/ROW:	CCSD
SEWER:	CCSD
POWER:	PG&E
JURISDICTION:	TUOLUMNE COUNTY BUILDING DEPARTMENT TEL: 209.533.5633

LAND USE COMPLIANCE	
PROPOSED USE:	SELF STORAGE (CONDITIONAL USE), COFFEE SHOP, ELECTRICAL VEHICLE CHARGING STATIONS
CURRENT USE:	VACANT
GRADING:	GRADING AND DRAINAGE PLAN REQUIRED
LANDSCAPING:	MIN. 10% OF PROJECT SITE
PROPOSED PARKING:	15 SPACES