



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: September 13, 2023
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Site Development Permit SDP23-003
Assessor's Parcel Numbers: 007-050-024, 007-050-025, 066-110-030

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.

Property Owners: Kiddville LP & SR LP

Applicant: Land & Structure, Reuben Chirnside

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

Application for a Site Development Permit SDP23-003 to complete the following:

- a) Demolish existing office/retail buildings
- b) Reconstruct all parking areas, adding retaining walls, modifying grading and drainage
- c) Construct new upper parking lot
- d) Construct stairs for access between parking area and the store entrance
- e) Construct new landscaping improvements in parking areas
- f) Reconstruct drainage improvements along Ferretti Road
- g) Construct 9,000 square foot addition to existing supermarket
- h) Modify interior store layout to accommodate addition
- i) Reconstruct Bisordi Street and its associated road intersections for delivery truck traffic; convert Bisordi Street to one-way only traffic, flowing from north to south.

Location: The project site is located at 18911 Ferretti Road, north of Highway 120 and within the community of Groveland. The project site is located within a portion of Section 21, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian and within Supervisorial District 4. Assessor's Parcel Numbers 007-050-024, 007-050-025 and 066-110-030.

Access: Highway 120 and Ferretti Road

Sewage Disposal Method: Public Sewage Disposal System (Groveland Community Service District)

Water Source: Public Potable Water (Groveland Community Service District)

Fire Hazard Rating: Very-High Fire Hazard Severity Zone

Additional Information:

1. The applicant proposes to construct an addition of 9,000 sq. ft. to the existing 12,500 sq. ft. grocery store at this location.

2. The General Plan designation on the lots comprising the site is General Commercial (GC) and the zoning is General Commercial (C-1) under Title 17 of the Tuolumne County Ordinance Code.
3. Existing utility connections are not anticipated to change

Please return your comments to the CDD by **October 4, 2023**. Comments may be emailed to Jennifer Preston, jpreston@co.tuolumne.ca.us Comments may also be mailed to: 2 South Green Street, Sonora, CA 95370 or brought to the Community Development Department during normal business hours. Any comments received after this date are still accepted and part of the record and decision making process.

Please utilize the following link or scan the QR code to sign up and receive future notices that may include the above-mentioned project. Zone changes are required to go before the Tuolumne County Planning Commission:

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



If you would like to view larger detailed plans of the project please utilize the QR code below.

Planning Stakeholder Notification letters are posted at the following link:

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



Staff Contact: Jennifer Preston

Phone: (209) 533-5622

Email: jpreston@co.tuolumne.ca.us

AGENCY/INDIVIDUAL: _____

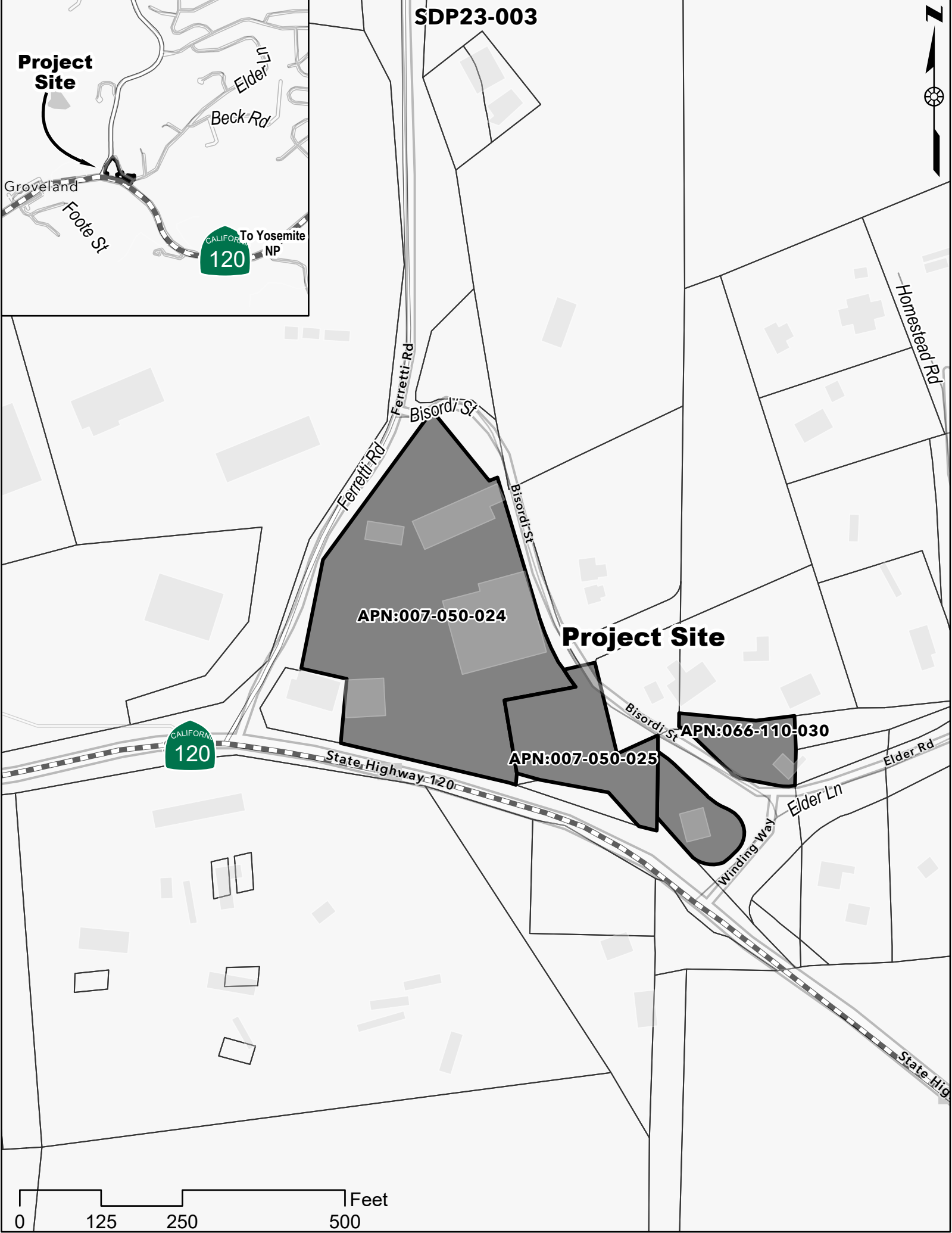
COMMENTS: _____

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Signed by: _____

Agency: _____

Date: _____



SITE DEVELOPMENT APPLICATION FOR

MAR-VAL FOODS GROCERY STORE

18911 FERRETTI RD, GROVELAND, CA. 95321

OWNER INFORMATION

PARCEL 1, APN 007-050-024-000
KIDDVILLE LP & SR LP
856 N SACRAMENTO ST,
LODI, CA 95240
CONTACT: CASEY RODACKER
T: 209.483.4216

PARCEL 2, APN 007-050-025-000
KIDDVILLE LP & SR LP
856 N SACRAMENTO ST,
LODI, CA 95240
CONTACT: CASEY RODACKER
T: 209.483.4216

PARCEL 3, APN 066-110-030-000
KIDDVILLE LP & SR LP
856 N SACRAMENTO ST,
LODI, CA 95240
CONTACT: CASEY RODACKER
T: 209.483.4216

PROJECT CONTACTS

SURVEYING, CIVIL ENGINEERING, AND ARCHITECTURAL DESIGN
PROVIDED BY:

LAND & STRUCTURE
105 SOUTH STEWART STREET
SONORA, CA 95370
T: 209.532.5173

CONTACT: REUBEN CHIRNSIDE

SITE INFORMATION

ADDRESS: 18911 FERRETTI RD,
GROVELAND, CA. 95321

A.P.N.: 007-050-024-000, 007-050-025-000, 066-110-030-000

M.O.R.: PM 39-63

LOT SIZE: ± 2.61 ACRES, TOTAL

SEWER: GROVELAND COMMUNITY SERVICES DISTRICT

WATER: GROVELAND COMMUNITY SERVICES DISTRICT

GENERAL PLAN: GENERAL COMMERCIAL

ZONING: C-1

FIRE DISTRICT:

SCHOOL DIST.: GROVELAND

LOT ELEVATION: 2,800 ±'

PROJECT SCOPE

- DEMOLISH EXISTING OFFICE / RETAIL BUILDINGS.
- RECONSTRUCT BISORDI ST AND ASSOCIATED INTERSECTIONS FOR DELIVERY TRUCK TRAFFIC. CHANGE THIS ROAD TO ONE WAY ONLY.
- RECONSTRUCT ALL PARKING AREAS, ADD RETAINING WALLS, MODIFY GRADES AND DRAINAGE.
- CONSTRUCT NEW UPPER PARKING LOT.
- CONSTRUCT STAIRS FOR ACCESS BETWEEN PARKING AREAS AND STORE ENTRANCE.
- CONSTRUCT NEW LANDSCAPE IN PARKING AREAS.
- RECONSTRUCT DRAINAGE ALONG FERRETTI RD.
- CONSTRUCT 9000 SQ FT ADDITION TO STORE
- MODIFY INTERIOR STORE LAYOUT TO ACCOMMODATE ADDITION.
- EXISTING UTILITY CONNECTIONS NOT ANTICIPATED TO CHANGE.

PROJECT QUANTITIES

PRELIMINARY PROJECT QUANTITIES INCLUDE:

BUILDING AREA: 21,500 SQ FT

PARKING SPACES: 114

GRADING: LESS THAN 5,000 C.Y.

SHEET LIST

- COVER SHEET
- EXISTING SITE PLAN
- PROPOSED SITE PLAN
- ADDITION FLOOR PLAN

VICINITY MAP



REVISIONS:

rev	date	description
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OWNER INFORMATION:

Mar-Val Foods
856 N Sacramento St, #C
Lodi, Ca. 95240
Casey Rodacker, 209.483.4216

SITE INFORMATION:

APN 007-050-015-000
18911 Ferretti Rd
Groveland, Ca. 95321

PROJECT INFORMATION:

A Concept Site Plan for:

Mar-Val Foods
18911 Ferretti Rd
Groveland, Ca. 95321
Ph 209.483.4216

ENGINEER OF RECORD:

PRELIMINARY
NOT FOR CONSTRUCTION

These drawings and specifications are the property of the engineer and shall not be used on any other work except by agreement with the engineer. Written dimensions shall take precedence over scaled dimensions and shall be verified on site. Any discrepancy shall be brought to the notice of the engineer prior to commencement of any work.

ISSUE DATE: 8/28/23

DRAWN BY: RC

CHECKED BY: ZPG

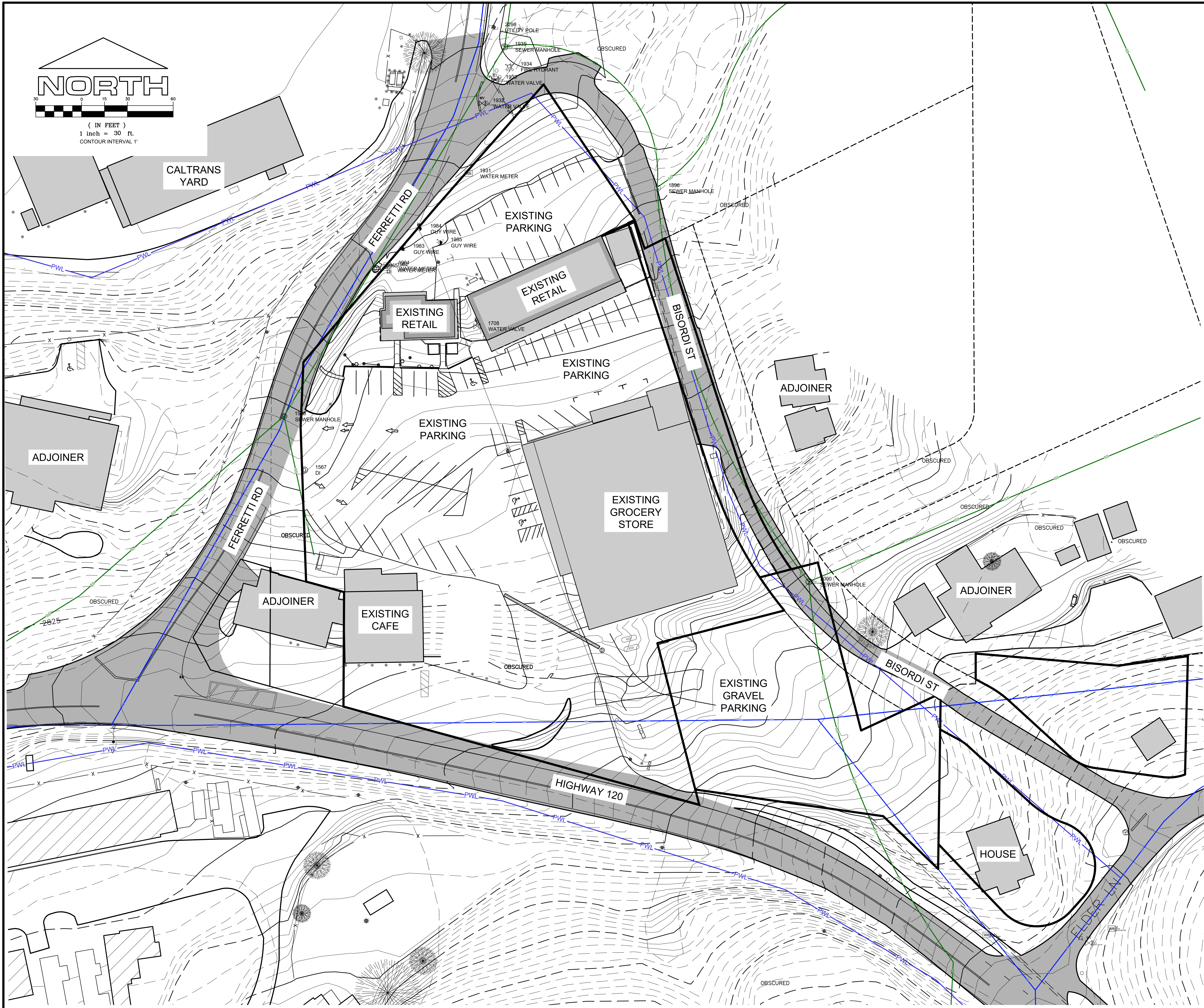
SCALE: 1/4"=1'-0"

DRAWING: Site Plan

PROJECT NO: 23-01.07

SHEET: 1

OF: 4



EXISTING SITE PLAN

REVISIONS:

rev	date	description
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OWNER INFORMATION:

Mar-Val Foods
856 N Sacramento St, #C
Lodi, Ca. 95240
Casey Rodacker, 209.483.4216

SITE INFORMATION:

APN 007-050-015-000
18911 Ferretti Rd
Groveland, Ca. 95321

PROJECT INFORMATION:

A Concept Site Plan for:

Mar-Val Foods
18911 Ferretti Rd
Groveland, Ca. 95321
Ph 209.483.4216

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DRAWN BY: RC

CHECKED BY: ZPG

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

DRAWING: Site Plan

PROJECT NO: 23-01.07

SHEET:

2

OF:

4



SCOPE OF WORK

1. DEMOLISH EXISTING OFFICE / RETAIL BUILDINGS.
2. RECONSTRUCT BISORDI ST AND ASSOCIATED INTERSECTIONS FOR DELIVERY TRUCK TRAFFIC. CHANGE THIS ROAD TO ONE WAY ONLY.
3. RECONSTRUCT ALL PARKING AREAS, ADD RETAINING WALLS, MODIFY GRADES AND DRAINAGE.
4. CONSTRUCT NEW UPPER PARKING LOT.
5. CONSTRUCT STAIRS FOR ACCESS BETWEEN PARKING AREAS AND STORE ENTRANCE.
6. CONSTRUCT NEW LANDSCAPE IN PARKING AREAS.
7. RECONSTRUCT DRAINAGE ALONG FERRETTI RD.
8. CONSTRUCT 9000 SQ FT ADDITION TO STORE
9. MODIFY INTERIOR STORE LAYOUT TO ACCOMMODATE ADDITION.
10. EXISTING UTILITY CONNECTIONS NOT ANTICIPATED TO CHANGE.

PARKING SUMMARY

PER T.C.O.C. PARKING REQUIREMENT = 8 SPACES + 1 PER 250 SQ FT
= 8 + (12500 + 9000) / 250
= 94 SPACES FOR GROCERY STORE
+ CAFE AT 16 SPACES PER 1000 SQ FT OF SEATING
= 16 - 20 SPACES
TOTAL PARKING REQUIRED = 110 - 115 SPACES
PARKING PROVIDED = 114

REVISIONS:

rev	date	description

OWNER INFORMATION:

Mar-Val Foods
856 N Sacramento St, #C
Lodi, Ca. 95240
Casey Rodacker, 209.483.4216

SITE INFORMATION:

APN 007-050-015-000
18911 Ferretti Rd
Groveland, Ca. 95321

PROJECT INFORMATION:

A Concept Site Plan for:

Mar-Val Foods
18911 Ferretti Rd
Groveland, Ca. 95321
Ph 209.483.4216

ENGINEER OF RECORD:

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ISSUE DATE: 8/28/23

DRAWN BY: RC

CHECKED BY: ZPG

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

DRAWING: Site Plan

PROJECT NO: 23-01.07

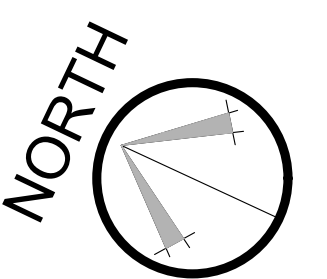
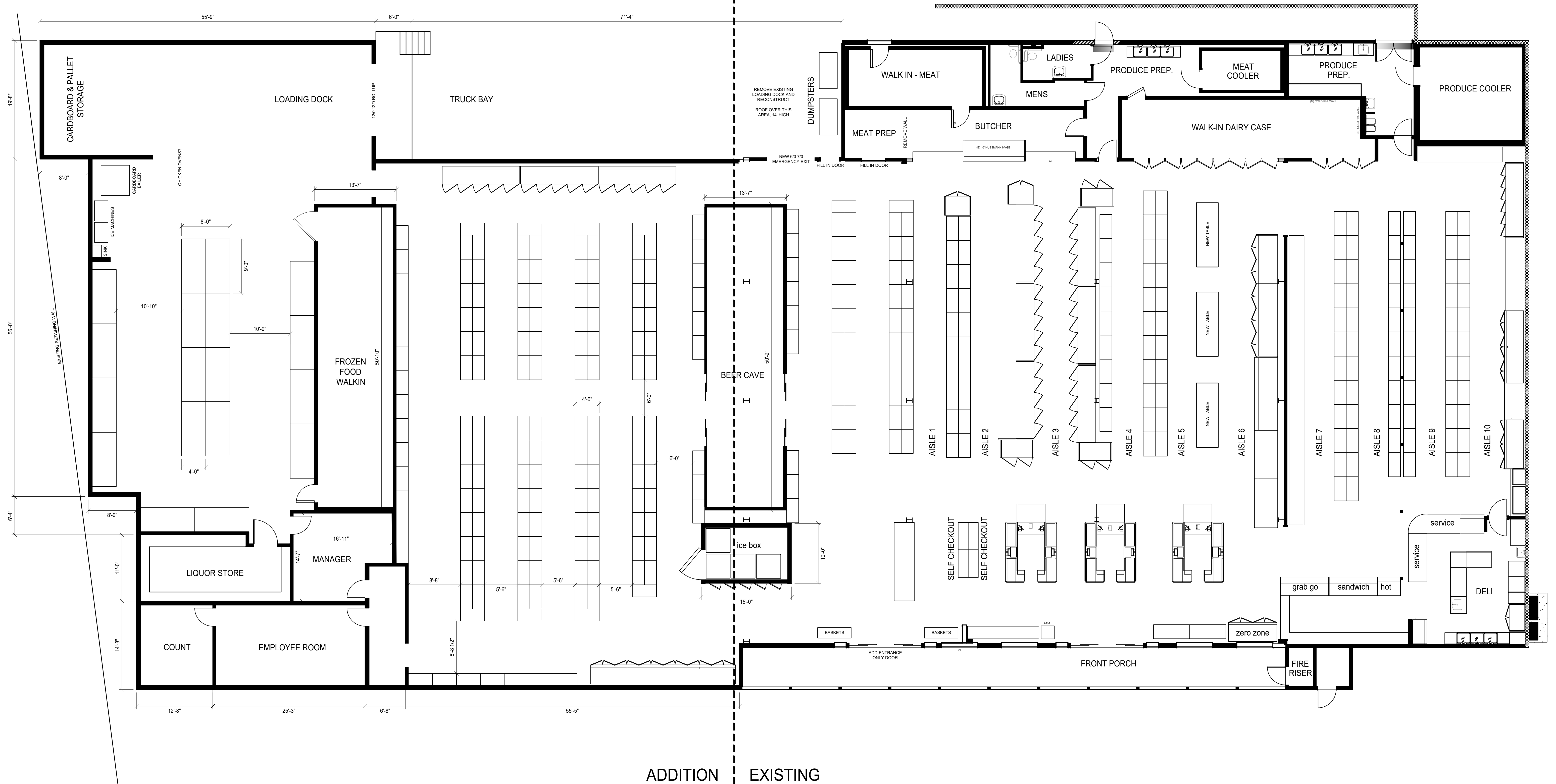
SHEET: 3

OF: 4

PROPOSED SITE PLAN

ADDITION EXISTING

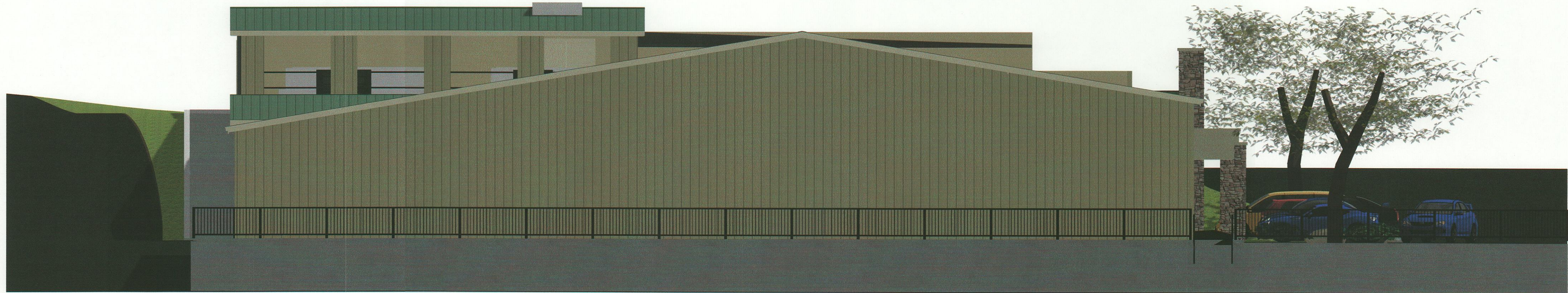
ADDITION EXISTING





SCALE: 1/8" = 1'-0"

EAST ELEVATION



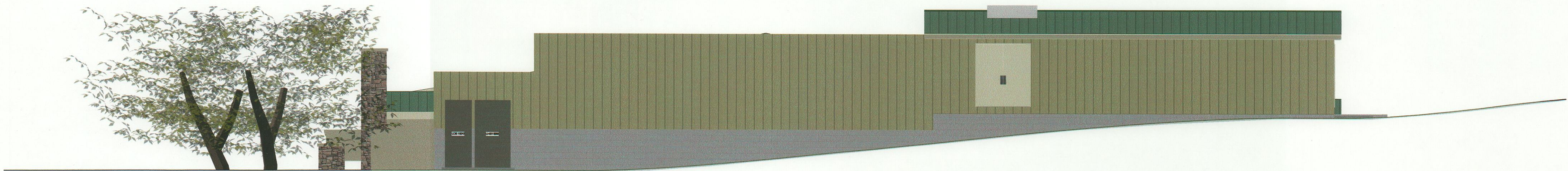
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION



SCALE: 1/8" = 1'-0"

WEST ELEVATION



SCALE: 1/8" = 1'-0"

NORTH ELEVATION

REVISION:		
rev	date	description

OWNER INFORMATION:
MarVal Foods Inc.
856 N. Sacramento St, Suite C
Lodi, CA. 95240
Ph (209) 369-3611
Contact: Steve Rodacker

SITE INFORMATION:
APN 007-050-15
18911 Ferretti Rd.
Groveland CA. 95321

PROJECT INFORMATION:

A New Addition for:
Mar-Val Foods Inc.
18911 Ferretti Rd.
Groveland CA. 95321

ENGINEER OF RECORD:



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ISSUE DATE: 09/08/2023

DRAWN BY: RC

CHECKED BY: ZG

SCALE: AS NOTED

DRAWING: Elevation

PROJECT NO: 14-08.07

SHEET: **A2** OF: **58**

RECEIVED

SEP 11 2023

Community Development
Department