



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: October 11, 2023
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Site Development Permit SDP23-005 and Conditional Use Permit CUP23-013
Assessor's Parcel Number: 063-190-056

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 Owner: Golden State Natural Resources

Applicant: Golden State Natural Resources

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

1. Site Development Permit SDP23-005 to allow the development of a wood pellet processing facility and associated infrastructure and storage on a 58.56± acre parcel zoned M-2 under Title 17 of the Tuolumne County Ordinance Code (TCOC).
2. Conditional Use Permit CUP23-013 to allow the construction of storage silos and stacker equipment up to 112 feet in height on the 58.56-acre site, in accordance with Chapter 17.54 of the TCOC.

Location: The project site is located at 12001 and 12051 La Grange Road/J59, southeast of the intersection of La Grange Road/J59 and State Route 108/120. The site is located approximately 9 miles southwest of the community of Jamestown. The project site is located within a portion of Sections 23 and 14, Township 1 South, Range 13 East Mount Diablo Baseline and Meridian and within Supervisorial District 4. Assessor's Parcel Number 063-190-056.

Access: La Grange Road/J59

Sewage Disposal Method: Private Sewage Disposal System

Water Source: Private Well

Fire Hazard Rating: High Fire Hazard Severity Zone

Additional Information:

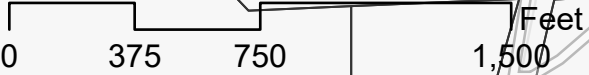
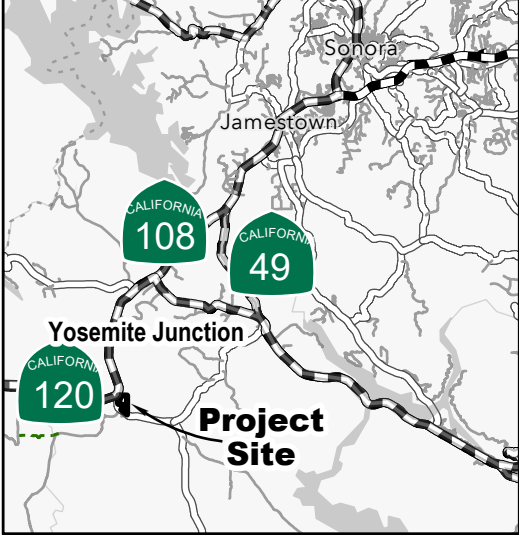
1. A project webpage has been created at the link below. Site plans, elevations, detailed project description and other project documents and information have been posted to the link. Project updates, documents, and notifications will be posted here throughout processing of the application.

<https://www.tuolumnecounty.ca.gov/1789/Golden-State-Natural-Resources>

S:\Planning\PROJECTS\Site Development Permit\2023\SDP23-005 Golden State Natural Resources (CUP23-013)\Application Review\Stakeholder Notification Golden State Natural Resources.docx

SDP23-005 & CUP23-013

Attachment 1: Vicinity Map



CIVIL ENGINEER
BROOKS BADDELEY, PE
KIMLEY-HORN AND ASSOCIATES, INC.
555 CAPITOL MALL, SUITE 300
SACRAMENTO, CA 95814
(916) 859-3609
BROOKS.BADDELEY@KIMLEY-HORN.COM

SURVEYOR
STEVE HOCHART
DUDEK
(808) 202-0022
SHOCHART@DUDEK.COM

P	TOP OF PAVEMENT
FG	FINISHED GRADE
LP	LOW POINT
ME	MATCH EXISTING
HP	HIGH POINT
GB	GRADE BREAK
R	RIDGE
TB	TOP OF BERM

108.34
P
2.05%

APN: 063-190-044

PARCEL 1
PMB 56/74-76
APN: 063-350-004

PARCEL 2
PMB 56/74-76
APN: 063-350-005

PARCEL A
PER RS 38/14
APN: 063-190-051

LA GRANGE ROAD

WETLANDS AREA

PROPOSED BERM

BASIN

MECHANICAL EQUIPMENT

BUILDINGS

PERSONNEL PARKING

STORAGE SILOS

TRUCK LOAD-OUT AREA

RAIL LOADING BUILDING

MAINTENANCE ACCESS ROAD

MECHANICAL EQUIPMENT

INTERNAL TRUCK TRAFFIC ROAD

EXISTING STRUCTURES

TRUCK SCALES AND GUARDHOUSE

STORAGE YARD

LA GRANGE ROAD

GRAPHIC SCALE IN FEET
0 75 150 300

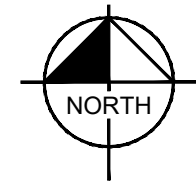
NORTH

APN: 063-190-044

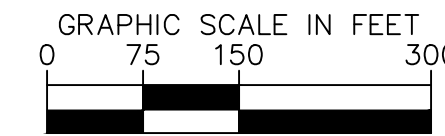
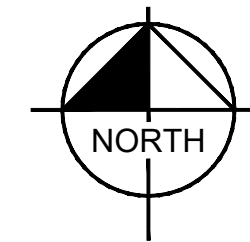
APN #063-190-056-000

FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRM PANEL NO.: 06109C1150C
EFFECTIVE DATE: 04/16/2009

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	PRELIMINARY GRADING PLAN COVER SHEET
2	GRADING & DRAINAGE NOTES
3	PRELIMINARY GRADING PLAN



SCALE: NTS



SCALE: 1" = 150'



Know what's below.
Call before you dig.

SHEET NUMBER		1 OF 3	
JAMESTOWN, CA 95327 TOULOMNE COUNTY FOREST RESILIENCY PROJECT PRELIMINARY GRADING PLAN COVER SHEET		KHA PROJECT 197897001 DATE 09/11/23 SCALE AS SHOWN DESIGNED BNB DRAWN PSS CHECKED BNB LICENSED PROFESSIONAL  © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 555 CAPITOL MALL, SUITE 300 SACRAMENTO, CA 95833 PHONE: 916-855-5800 WWW.KIMLEY-HORN.COM Kimley»Horn No. DATE REVISIONS	