



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

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

Date: March 8, 2024
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Conditional Use Permit LUNR-24-4
Assessor's Parcel Number: 088-180-020

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.

Applicant/Owner: Mitchel and Ashely Brockmire/Assured Development (Bill Lewis)

Project: The Community Development Department (CDD) has received an application for LUNR-24-4 which consists of the following:

1. Site Development Permit to allow the installation of an unmanned Wireless Communications Facility consisting of a 100' monopine with associated equipment in a 40'x40' fenced lease area.

Location: The project site is located approximately 570± ft southeast of the intersection of Tre Omi Road and Moeller Road. The project is also adjacent to State Highway 108, and approximately 5.63± miles east of the City of Sonora. Within a portion of Section 31, Township 2 North, Range 16 East Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 3. Assessor's Parcel Number 088-180-020.

Lot Size: 24.37± Acres

Zoning: Residential Estate, 5-acre minimum (RE-5)

Current General Plan: Rural Residential (RR)

Access: Tre Omi Road

Sewage Disposal Method: Tuolumne Utilities District

Water Source: Tuolumne Utilities District

School District: Summerville Elementary & Summerville Union High School

Fire Hazard Rating: Very High Fire Hazard Severity Zone

Additional Information:

1. The site plan indicates that the proposed wireless telecommunications facility is unmanned and

will not contribute to any traffic.

2. The California Natural Diversity Database indicates that the special status species Tuolumne button celery (*Eryngium pinnatisectum*) has been known to occur within the vicinity of the project site.
3. Current site conditions consist of one residential structure on the eastern side of the parcel.

Please return your comments to the CDD by **March 22, 2024**.

Staff Contact: Joshua Wozynski, Planner I
Phone: (209) 533-5625
Email: jwozynski@co.tuolumne.ca.us

AGENCY/INDIVIDUAL: _____

COMMENTS: _____

[illegible]

Per Tuolumne County Ordinance Code, the CDD will only be notifying property owners within 1000 feet via mail of future public hearings and will not notify individuals or agencies via email. The notification link below is the only way to request and receive email notifications.

To ensure future public hearing notifications are received, please utilize the link below to sign up in the Tuolumne County Notify Me Page to receive notices via email:

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

Signed by: _____

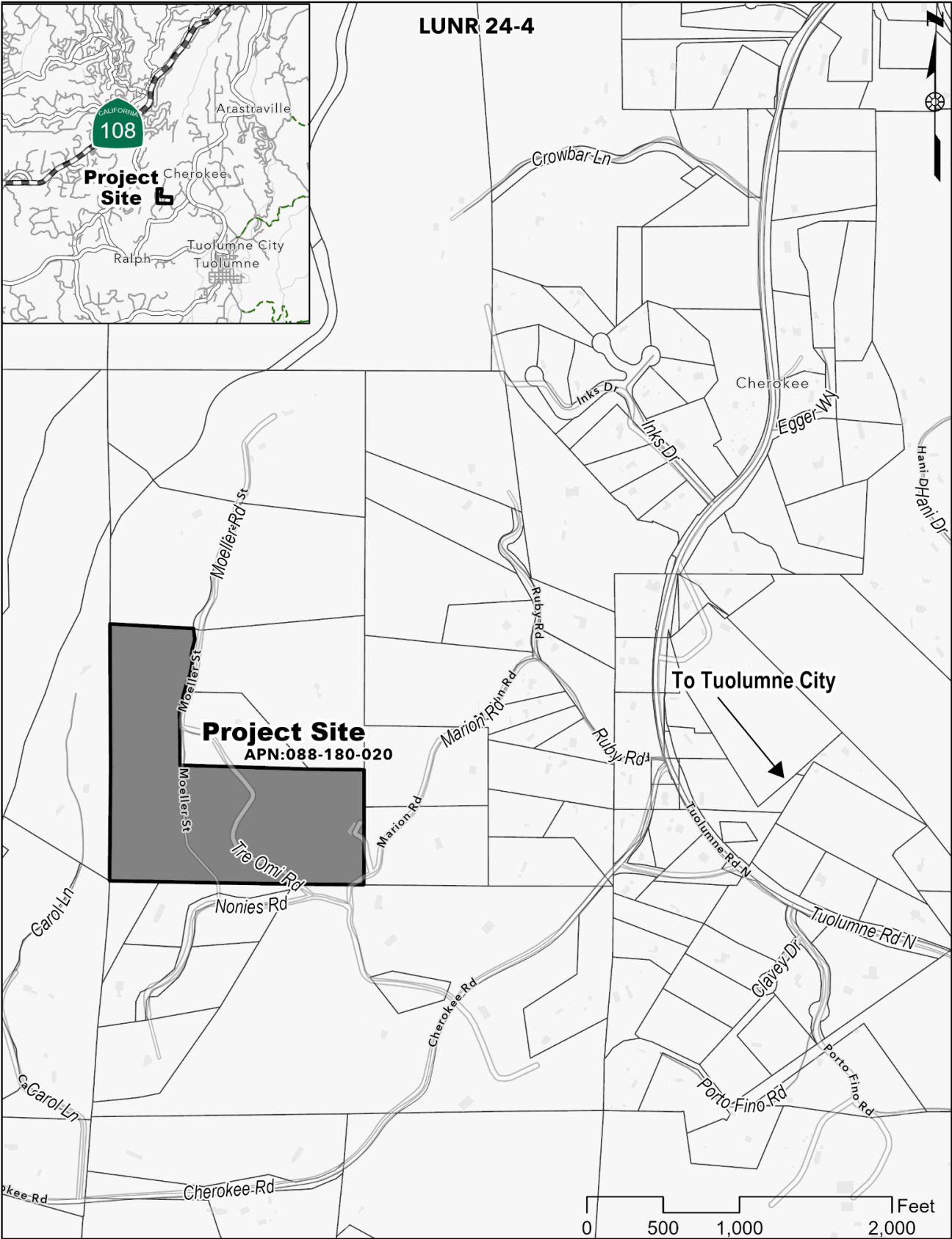
Agency: _____

Date: _____

S:\Planning\PROJECTS\LUNR Projects\2024\LUNR-24-4 Tre Omi Rd (Wireless Facility CUP)\Application Review\LUNR-24-4 Tre Omi Rd Stakeholder 20240304.docx

Please utilize the following link, or scan QR code to sign up and receive future notices that may include the above-mentioned project:	Planning Stakeholder Notification letters are posted at the following link:
https://www.tuolumnecounty.ca.gov/list.aspx	https://www.tuolumnecounty.ca.gov/1512/Planning-Stakeholder-Notifications
	

Vicinity Map



PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY CONSISTING OF: 80' MONOPINE WITH (1) 8' ANTENNAS, (6) RRUS, (1) 3 MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (1) RAISED CONCRETE PADS, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTIMETER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 40'x40' FENCED LEASE AREA, NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA TITLE 24
3. 2022 CALIFORNIA FIRE CODE
4. 2022 CALIFORNIA ELECTRIC CODE
5. 2022 CALIFORNIA ENERGY CODE
6. 2022 CALIFORNIA MECHANICAL CODE
7. TIA/EIA-222-H OR LATEST EDITION
8. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
9. CITY/COUNTY ORDINANCES

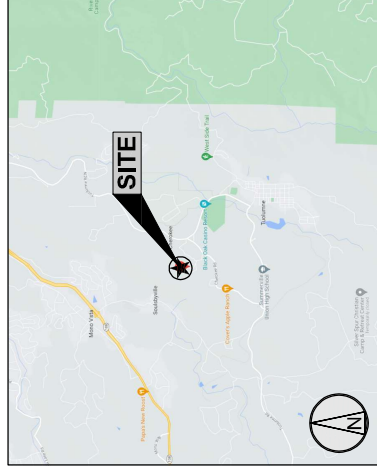


US-CA-5445 TUOLUMNE

19510 MARION RD
TUOLUMNE, CA 95379

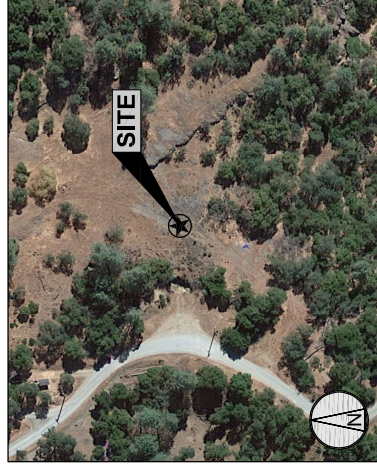
80' MONOPINE

TENANT SITE ID: SC60124C



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
LS-1	SITE SURVEY
LS-2	SURVEY DETAIL
LS-3	NOTES
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	ENLARGED COMPOUND PLAN
A4	EQUIPMENT AND ANTENNA PLAN
A5	ELEVATIONS
A6	ELEVATIONS



LOCATION MAP
N.T.S.

PROJECT INFORMATION

SITE NAME:	TUOLUMNE
SITE NUMBER:	US-CA-5445
TENANT SITE ID:	SC60124C
SITE ADDRESS:	19510 MARION RD TUOLUMNE, CA 95379
PARCEL #:	088-180-020-000
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	RE-5 & O
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	80'
GROUND ELEVATION:	2996.0' (NAVD83)
GROUND ELEVATION:	37.977850° (37° 58' 40.26" N)
LATITUDE (NAD 83):	-120° 25.5063 (120° 15' 18.19" W)
LONGITUDE (NAD 83):	

APPROVAL BLOCK

APPROVED		APPROVED	DISAPPROVED
AS NOTED		AS NOTED	REVISE
VERTICAL BRIDGE	DATE	☐	☐
SITE ACQUISITION	DATE	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐
PERMITTING	DATE	☐	☐
RF ENGINEERING	DATE	☐	☐

CLIENT

verticalbridge
750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL 33487
888.346.8587

SITE ACQUISITION

AD

**ASSURANCE
DEVELOPMENT**
1489 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA 91030
626.765.5079

3	ISSUED FOR BIDDING	CV	10/24/23
A	ISSUED FOR REVIEW	CV	09/15/23
A-1	SUBMITTAL PREPARED	BY	DATE

DRAWN:	CV
DESIGNED:	CV
CHECKED:	APP

PROJECT NUMBER: US-CA-5445

PROJECT TITLE:

US-CA-5445
SC60124C
TUOLUMNE
19510 MARION RD
TUOLUMNE, CA 95379

ENGINEER STAMP:

DRAWING TITLE:

TITLE SHEET

DRAWING SCALE:

AS NOTED

ZD

DATE:

09/15/23

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND/OR LOCAL LAWS

DRAWING NUMBER:

T-1



UNDERGROUND SERVICE ALERT
CALL 811
WWW.CALL811.ORG
CALL 2 TO 4 WORKING DAYS AHEAD OF NOTIFICATION
PRIOR TO CONSTRUCTION



CALL 811

EMERGENCY:
CALL 911

PROJECT DIRECTORY	
PROPERTY OWNER:	BROCKMIRE ASHLEY & MITCHELL 19510 MARION RD TUOLUMNE, CA 95379
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DR, #200 BOCA RATON, FL 33487
CONTACT:	ASSURANCE DEVELOPMENT 1489 HUNTINGTON DR, #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079
POWER COMPANY:	PG&E
TELCO COMPANY:	FRONTIER

AERIAL MAP



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PROPOSED



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EXISTING



 CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM		NO.	DATE	REVISIONS	BY		US-CA-5445 TUOLUMNE 19510 MARION ROAD TUOLUMNE, CA 95379	VIEW	SHEET
		0	11/15/23	ISSUED FOR SUBMITTAL	JFY			A	1 / 4

AERIAL MAP



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		0	11/15/23	ISSUED FOR SUBMITTAL	JFY			B	2 / 4

AERIAL MAP



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		0	11/15/23	ISSUED FOR SUBMITTAL	JFY			C	3 / 4

AERIAL MAP



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