



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

SUP DISTRICT # 4- GRIEFER

Date: March 19, 2025
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Conditional Use Permit LUNR-24-32
Assessor's Parcel Number: 064-030-022, 064-030-024, 064-030-026

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.

Applicant/Owner: Barry Dodd

Project: Conditional Use Permit LUNR-24-32 to allow the construction of 27,874 square feet of min-storage facilities consisting of two (2) one-story structures on two parcels totaling 5.0± acres zoned C-S (Special Commercial) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

Location: The project site is located approximately 0.74± miles northwest of the intersection of Jacksonville Road and Lulu Mine Road. The project is adjacent to Jacksonville Road, and approximately 4.8± miles south of the Community of Jamestown. Within a portion of Section 14, Township 1 South, Range 14 East Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 4. Assessor's Parcel Numbers 064-030-022, 064-030-024, 064-030-026.

Lot Size: 5.0± Acres

Zoning: Special Commercial (C-S)

Current General Plan: Special Commercial (SC)

Access: Jacksonville Road

Sewage Disposal Method: Septic

Water Source: Well

School District: N/A

Fire Hazard Rating: Very High Fire Hazard Severity Zone

**MAPS ARE ALSO AVAILABLE IN OUR OFFICE
AND ON OUR WEBSITE:**

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

Additional Information:

1. The proposed development would be utilized for RV and boat storage and includes a restroom and a shower building.
2. The operational plan indicates that the facility will operate daily from 6 am to 9 pm with no onsite daytime employees.
3. The current site has a well but is otherwise vacant.

Please return your comments to the CDD by **April 2, 2025**.

Staff Contact: Joshua Wozynski, Planner I

Phone: (209) 533-5625

Email: jwozynski@co.tuolumne.ca.us

AGENCY/INDIVIDUAL: _____

COMMENTS: _____

Per Tuolumne County Ordinance Code, the CDD will only be notifying property owners within 1,000 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: _____

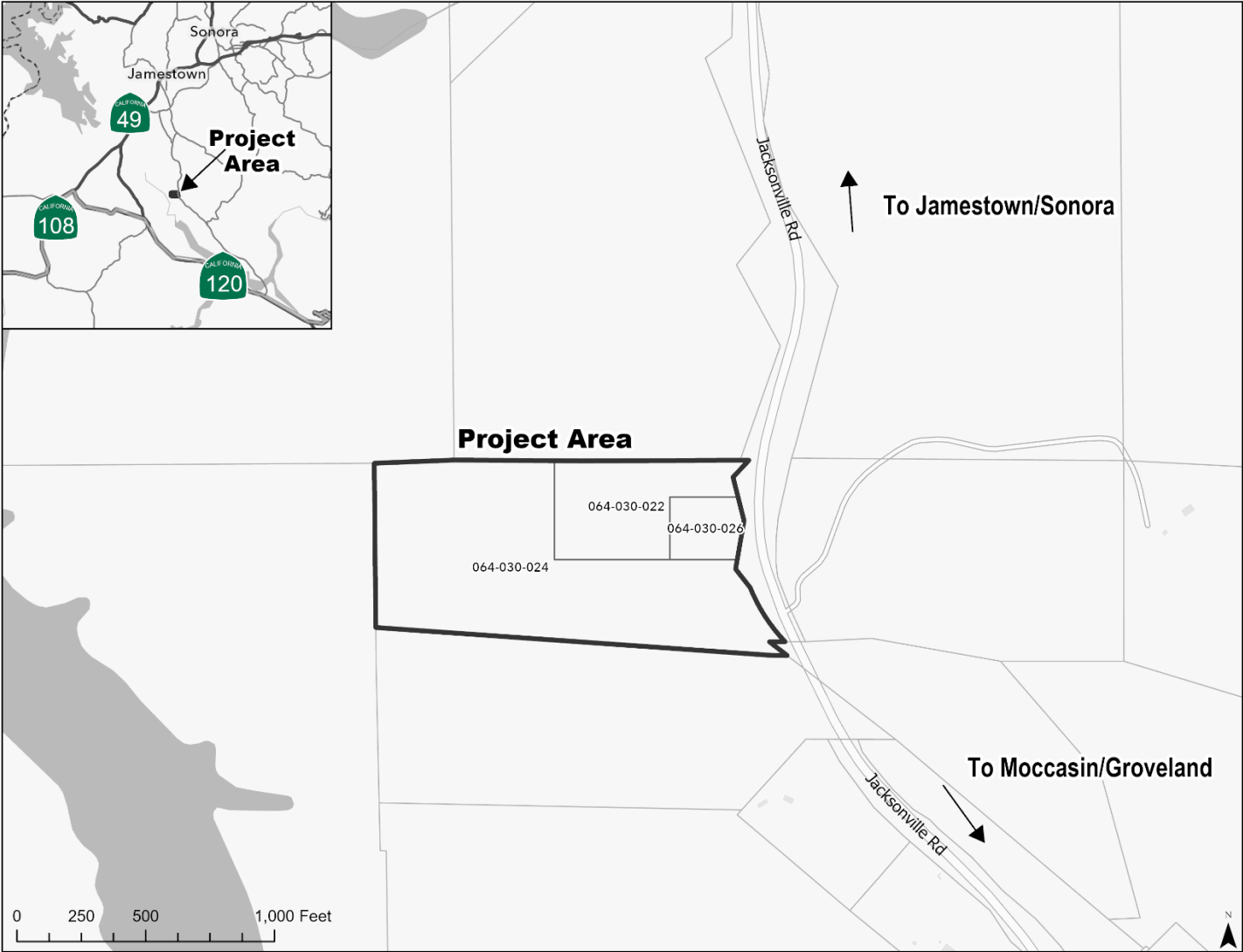
Date: _____

S:\Planning\PROJECTS\LUNR Projects\2024\LUNR-24-32 (Dodd RV & Boat Storage)\Application Review\LUNR-24-32 Dodd Stakeholder 20250127.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

LUNR 24-32



PROJECT SUMMARY

REVISIONS	BY



PLANS PLUS DESIGNS

9227 RESEDA BLVD. #407
NORTHBRIDGE, CA. 91324
818-648-3278

*"BUILDING DESIGN"
*RESIDENTIAL *COMMERCIAL

PROJECT ADDRESS:
14660 JACKSONVILLE ROAD
JAMESTOWN, CA. 95327
TUOLUMNE COUNTY
APN: 064-030-022,
064-030-024, 064-030-026

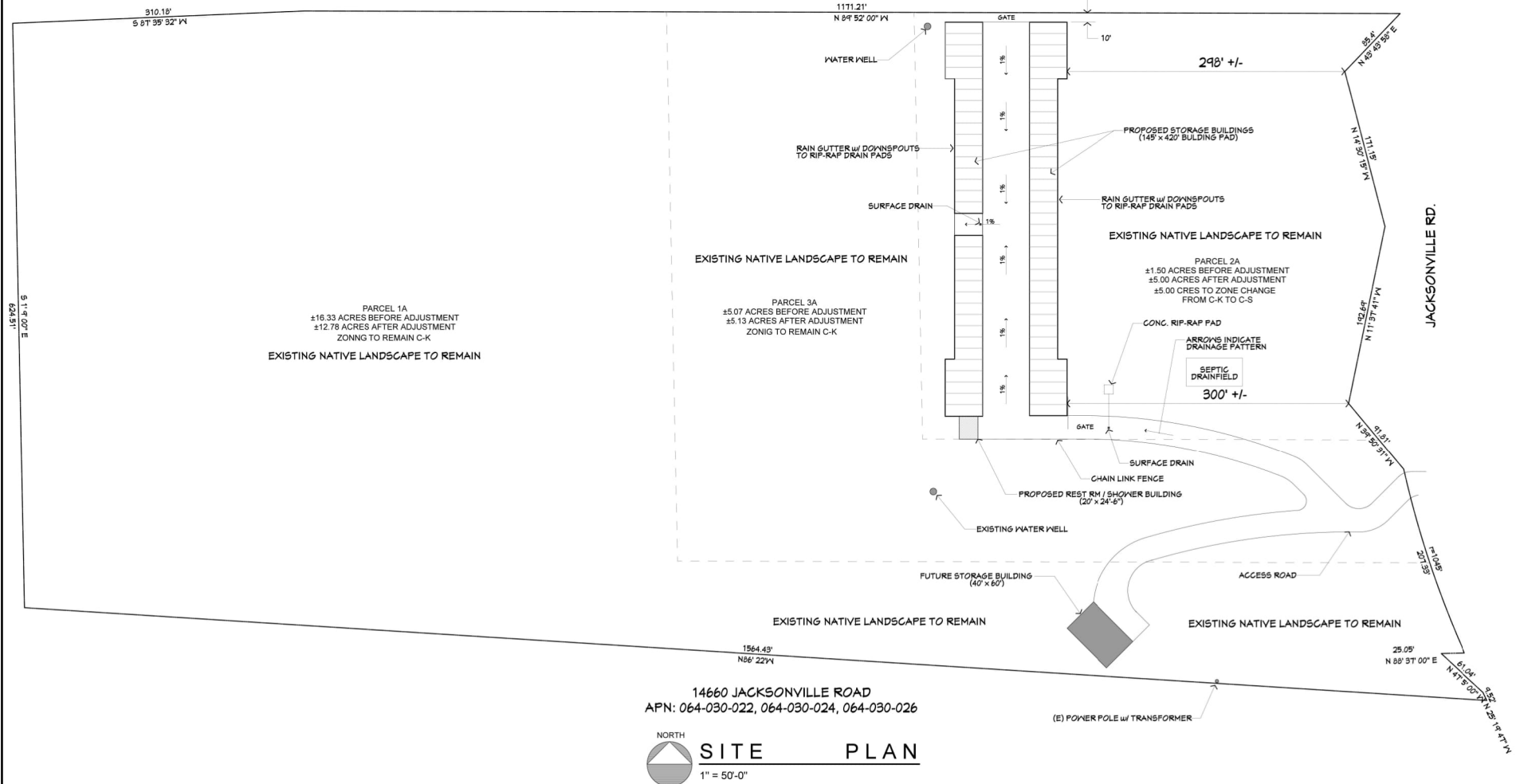
PROPOSED PLAIN for:
BARRY DODD
7885 MESA DRIVE
SIMI VALLEY CA 95063
818-317-3822

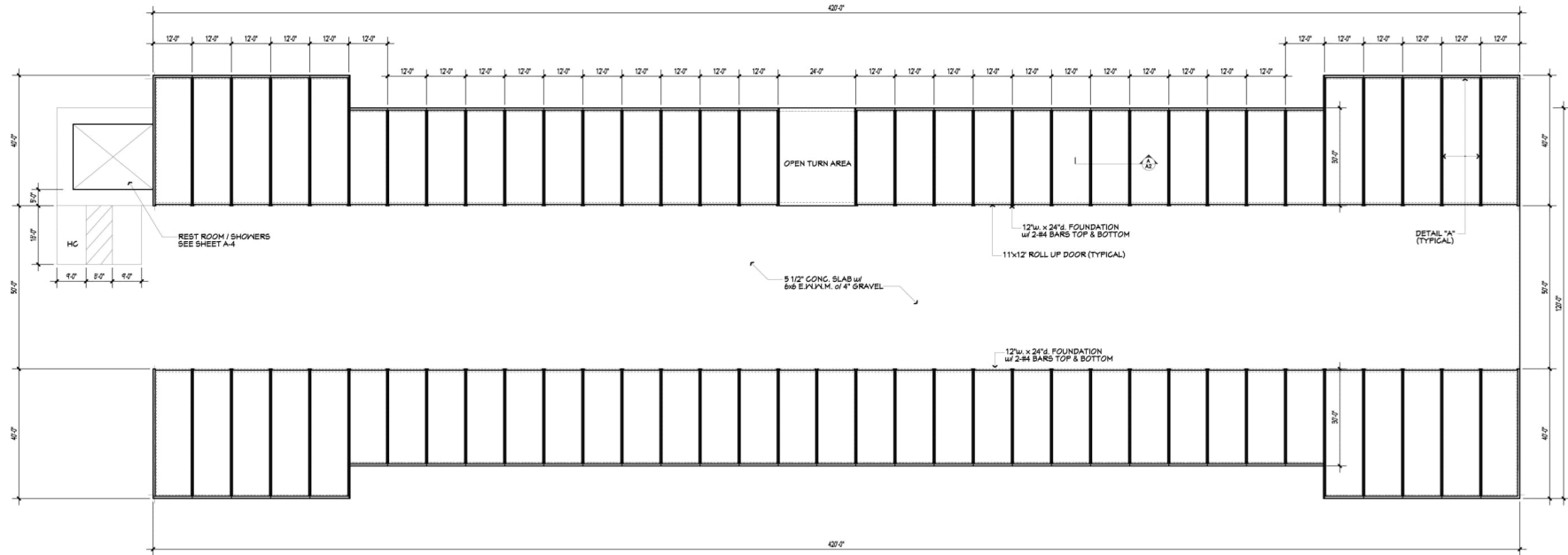
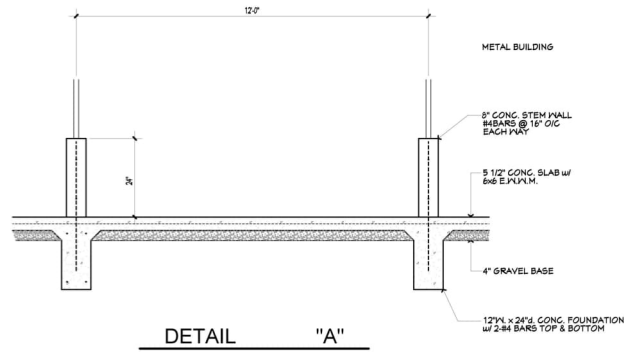


DATE:	3/9/2025
SCALE:	AS NOTED
SUB NO.:	Jacksonville Rd
SHEET	

A-1

SHEETS





FLOOR PLAN
1/16" = 1'-0"

REVISIONS	BY

MEMBER
A B D
AMERICAN INSTITUTE OF
BUILDING DESIGNERS

PLANS PLUS DESIGNS
"BUILDING DESIGN"
9227 RESEDA BLVD. #407
NORTHridge, CA. 91324
818-648-3278
"RESIDENTIAL-COMMERCIAL"

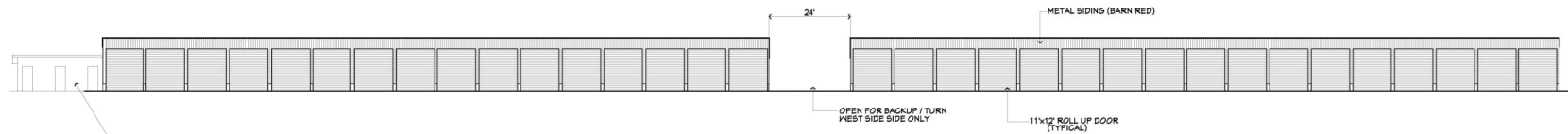
PROJECT ADDRESS:
14660 JACKSONVILLE ROAD
JACKSONVILLE, CA 95521
TUOLUMNE COUNTY
APN: 064-030-022,
064-030-024, 064-030-026

PROPOSED PLAN for:
BARRY DODD
7835 MESA DRIVE
SIMI VALLEY CA 91063
818-317-3922

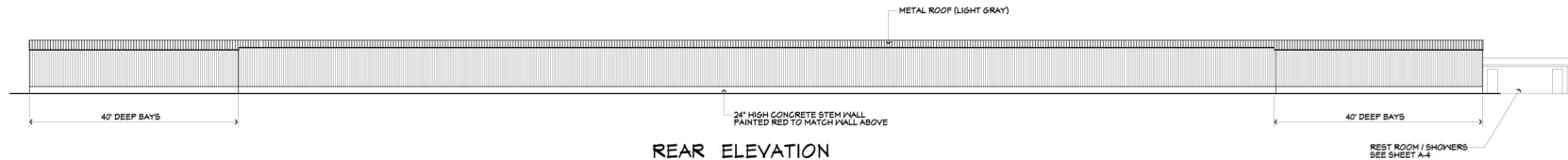
N.C.B.D.C.
NATIONAL COUNCIL OF
BUILDING DESIGNERS
American Institute of Building Designers

DATE: 3/14/2025
SCALE: AS NOTED
JOB NO: Jacksonville Rd
SHEET

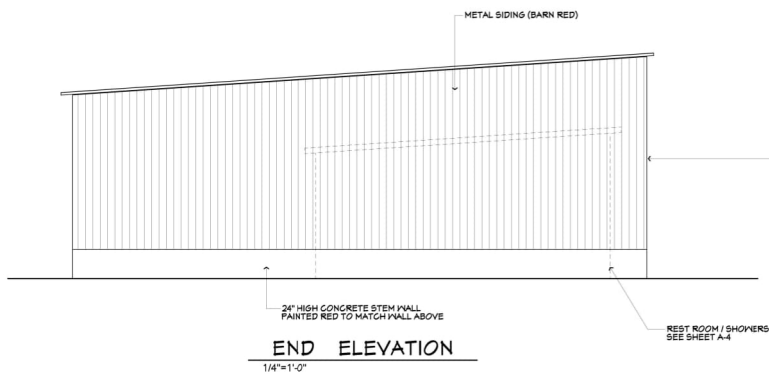
A-2
OF SHEETS



FRONT ELEVATION
1/16" = 1'-0" (INTERIOR ACCESS ISLE)



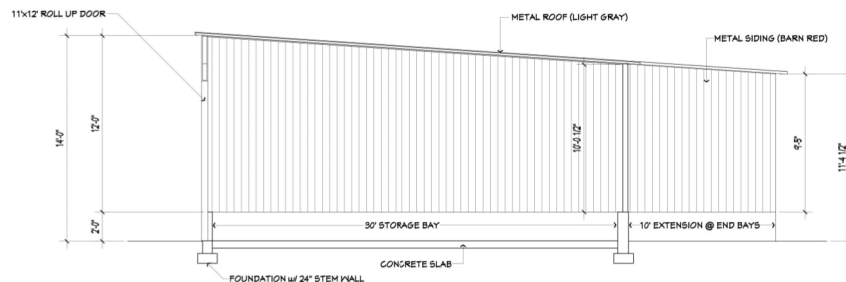
REAR ELEVATION
1/16" = 1'-0" (EXTERIOR PERIMETER)



END ELEVATION
1/4" = 1'-0"



END ELEVATION
1/4" = 1'-0"



SECTION
1/4" = 1'-0"

REVISIONS	BY



PLANS PLUS DESIGNS
"BUILDING DESIGN"
"RESIDENTIAL" "COMMERCIAL"
9227 RESEDA BLVD. #407
NORTHridge, CA. 91324
818-648-3278

PROJECT ADDRESS:
14650 JACKSONVILLE ROAD
JACKSONVILLE, CA 95521
TUOLUMNE COUNTY
AFN: 064-030-022,
064-030-024, 064-030-026

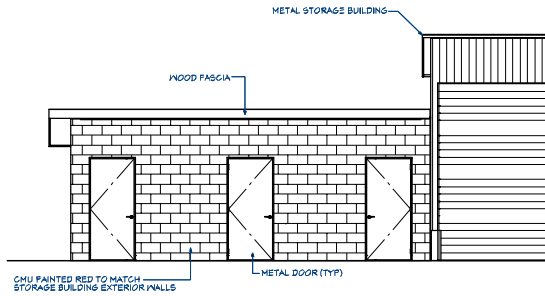
PROPOSED PLAN for:
BARRY DODD
7695 MESA DRIVE
SIMI VALLEY CA 91363
818-317-9822



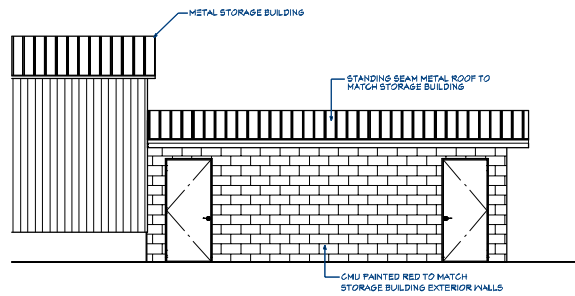
DATE: 3/19/2025
SCALE: AS NOTED
JOB NO: Jacksonville Rd
SHEET

A-3

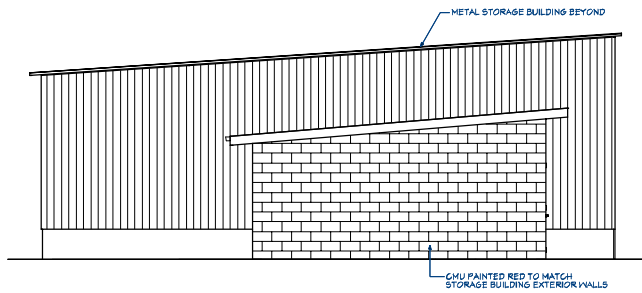
OF SHEETS



Front Elevation

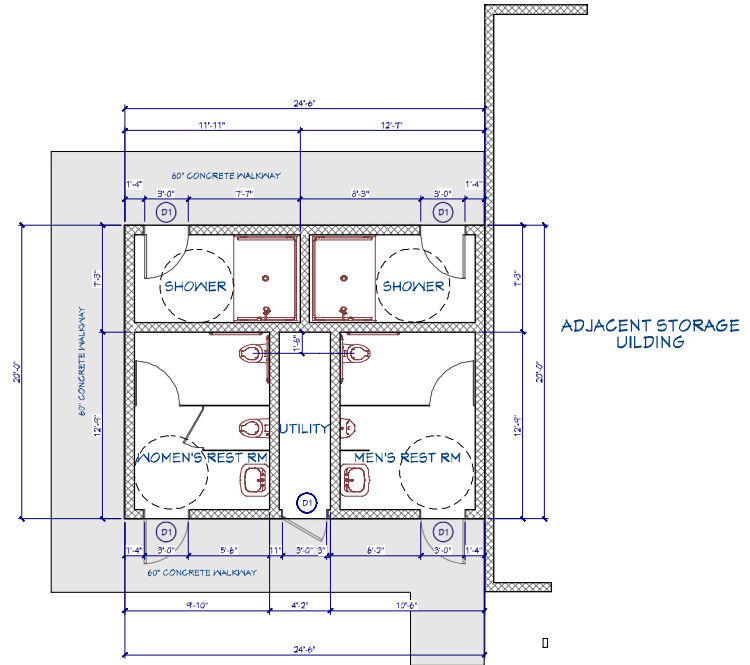


Rear Elevation



Left Elevation

DOOR SCHEDULE								
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION	TEMPERED	FIRE	U-FACTOR	SHGC
D1	5	3'	7'	SOLID CORE METAL			0.3	0.23



REST ROOM BUILDING FLOOR PLAN

1/4" = 1'-0"

REVISIONS	BY



PLANS PLUS DESIGNS
 "BUILDING DESIGN"
 "RESIDENTIAL" "COMMERCIAL"
 9227 RESEDA BLVD. #407
 NORTHridge, CA. 91324
 818-648-3278

PROJECT ADDRESS:
 14660 JACKSONVILLE ROAD
 JACKSONVILLE, CA 95521
 TUOLUMNE COUNTY
 APN: 064-030-022,
 064-030-024, 064-030-026

PROPOSED PLAN for:
 BARRY DODD
 7695 MESA DRIVE
 SIMI VALLEY CA 91363
 818-317-3922



DATE: 3/19/2025
 SCALE: AS NOTED
 JOB NO: Jacksonville Rd
 SHEET

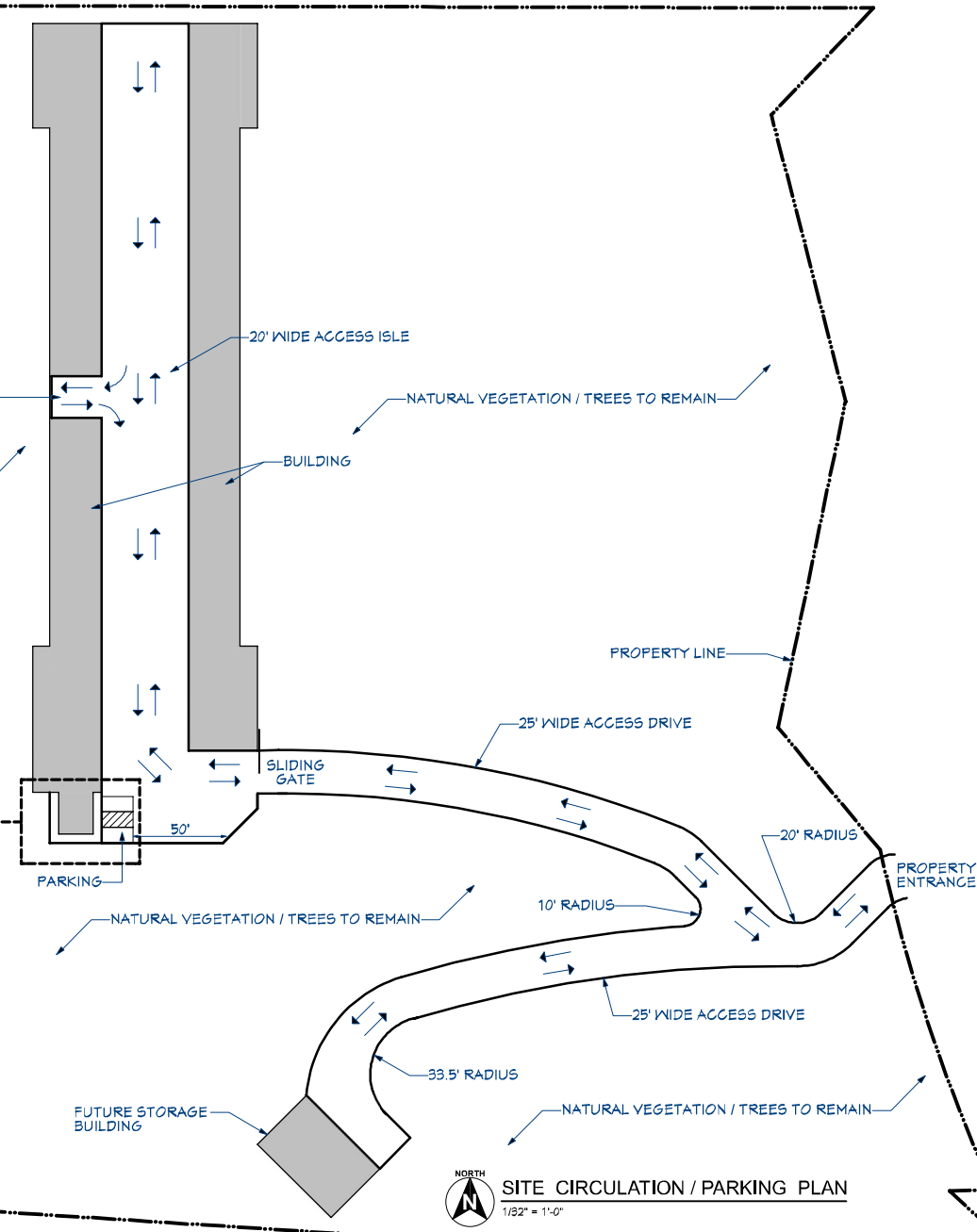
A-4
 OF SHEETS

[illegible]

Diagram illustrating a parking stall detail. The layout includes a rest room/shower building (shaded gray) and a parking area divided into three sections: a standard space (18' wide), a van accessible space (8' wide), and a van accessible HC space (5' wide). A 5' level concrete walk around building is indicated.

Labels and Dimensions:

- REST RM / SHOWER BUILDING
- STANDARD SPACE (18' wide)
- VAN ACCESSIBLE HC SPACE (5' wide)
- 5' LEVEL CONCRETE WALK AROUND BUILDING
- PARKING STALL DETAIL



REVISIONS	BY

MEMBER

A

D

B

D

OFFICE OF THE BOARD OF BUILDING DESIGN

PLANS PLUS DESIGNS

"BUILDING DESIGN"

"RESIDENTIAL" "COMMERCIAL"

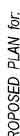
9227 RESEDA BLVD. #407
NORTHridge, CA. 91334

PROPOSED PLAN for:

BARRY DODD
 7835 NESEA DRIVE
 SIMI VALLEY CA 91383
 818-317-3822

PROJECT ADDRESS:

14660 JACKSONVILLE ROAD
 JAMESSTOWN, CA. 95321
 YATESVILLE COUNTY
 APT. 064-030-022,
 064-030-024, 064-030-026



DATE: 3/14/2025

SCALE: AS NOTED

JOB NO. Jacksonville Rd

SHEET

A-5

OF

SHEETS