



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Supervisor District #4: Stephen A. Griefer

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

Date: July 2, 2025
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Conditional Use Permit: LUNR-25-4

Assessor's Parcel Numbers: 066-030-013

The Community Development Department appreciates your participation in the land development process in Tuolumne County. Your early input aids in identifying and addressing potential issues and supports an informed project review.

Owner: 4-C Properties

Applicant: Ashley Smith-EPIC Wireless

Project: Conditional Use Permit LUNR-25-4 is to construct a 120-foot unmanned wireless facility within a 50-foot by 50-foot fenced lease area on an approximately 78-acre parcel zoned Exclusive Agriculture, 37-Acre Minimum (AE-37) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

Location: The project location is along State Highway 120, approximately 0.5 mile southeast of downtown Groveland within a portion of Section 21, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. The site is situated within Supervisorial District 4.

Additional Information:

A 12-foot Public Utility Easement is proposed as ingress and egress from State Highway 120.

Zoning: Exclusive Agriculture, 37-Acre Minimum (AE-37)

General Plan: Agriculture (AG)

Access: An existing 50-foot road easement from State Highway 120

Sewage Disposal Method: GCSD

Water Source: GCSD

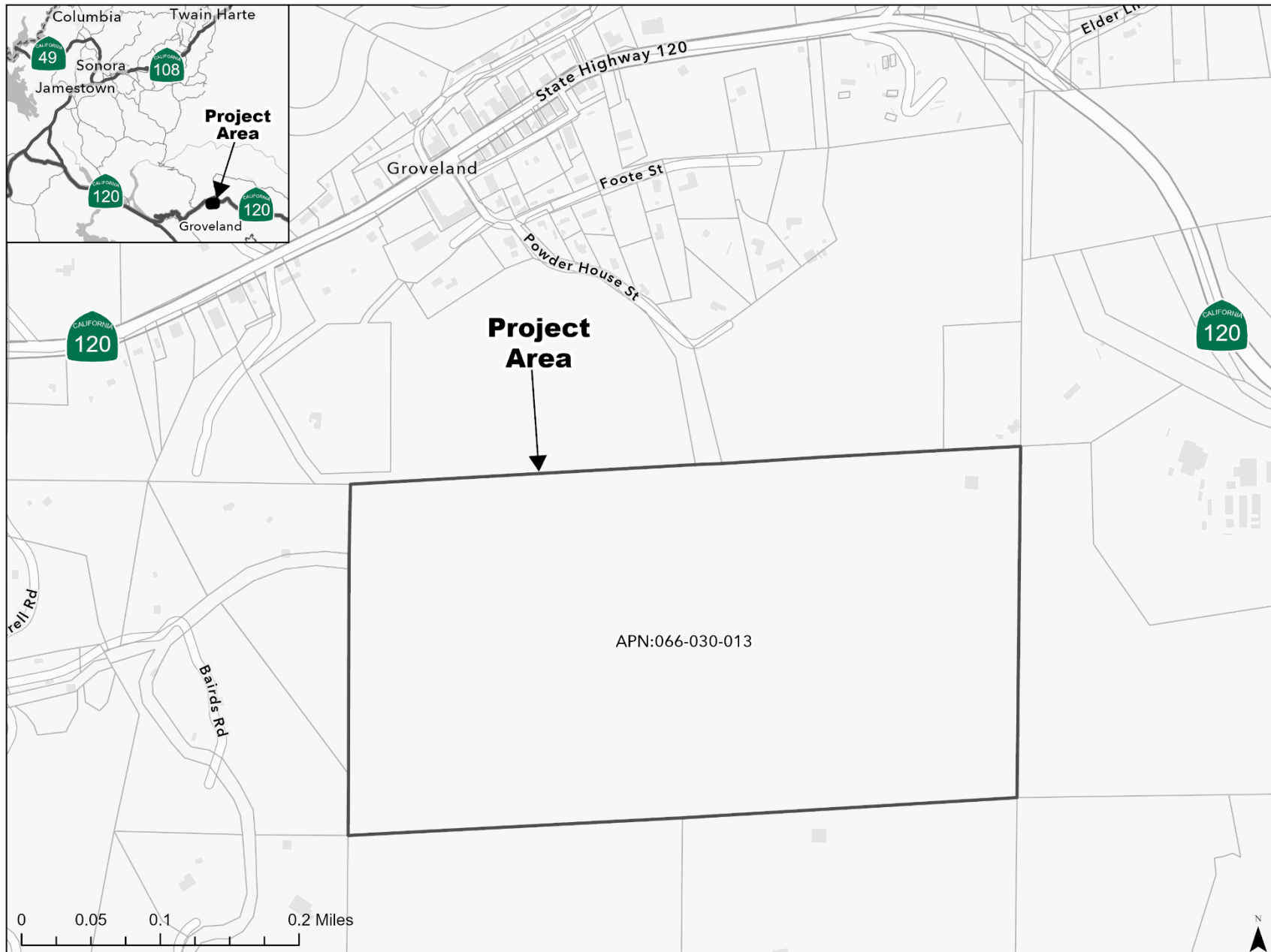
Fire Hazard Rating: High

Please return your comments to the CDD by **July 24, 2025**.

Staff Contact: Clark Sintek
Phone: (209) 533-5614
Email: csintek@co.tuolumne.ca.us

Attachment 1: Vicinity Map

LUNR 25-4



PROJECT ID: TENEYA - GROVELAND

DRAWN BY: RN

CHECKED BY: RF

B	03/04/2025	90% CD's FOR APPROVAL	RF	
A	12/20/2024	80% CD's FOR REVIEW	RN	
REV	DATE	DESCRIPTION		

NOT TO BE USED
FOR CONSTRUCTION

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DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

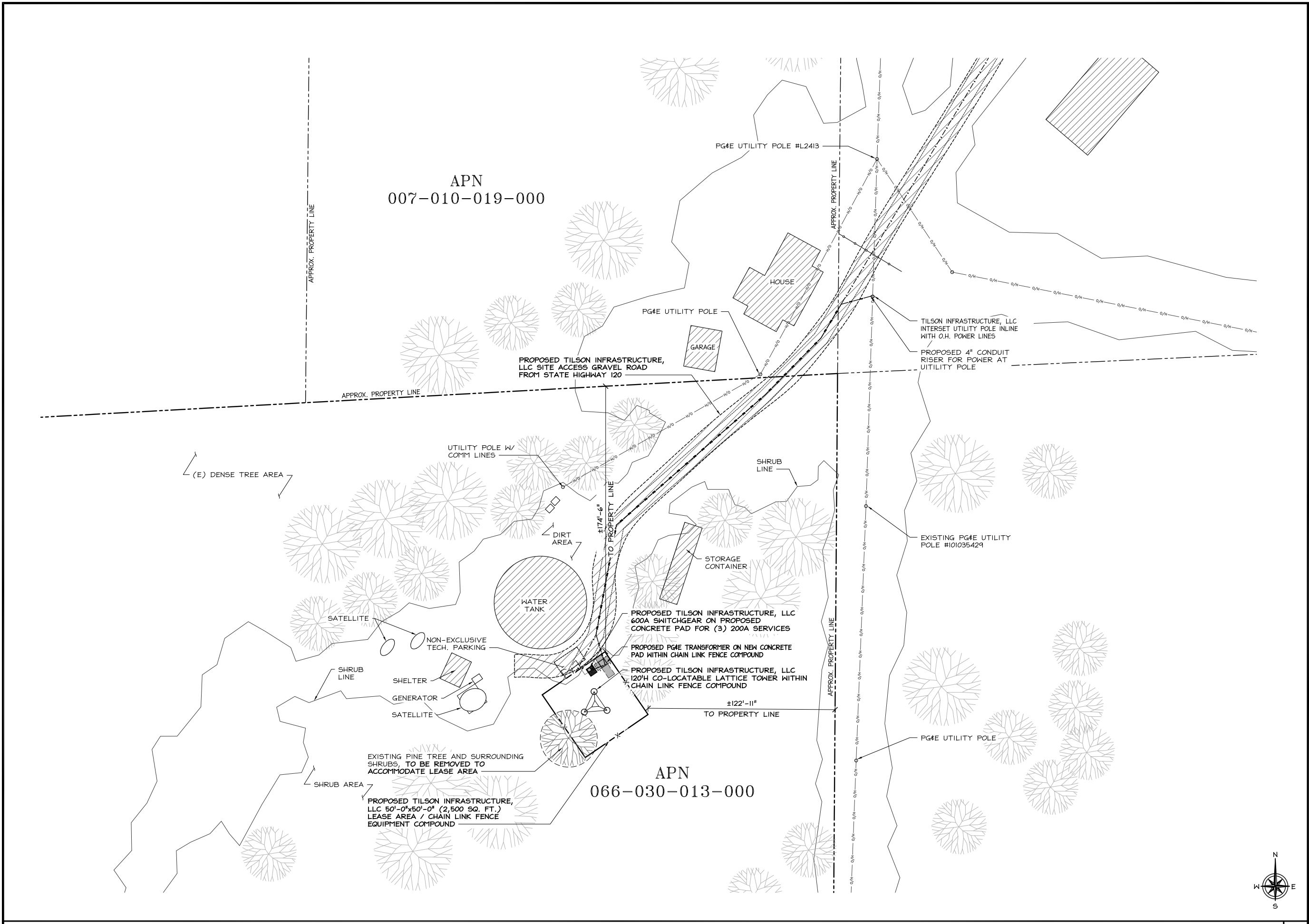
TENEYA - GROVELAND
LATTICE TOWER:
--- BIG OAK FLAT
GROVELAND, CA 95321

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER

A-1





TILSON
INFRASTRUCTURE

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

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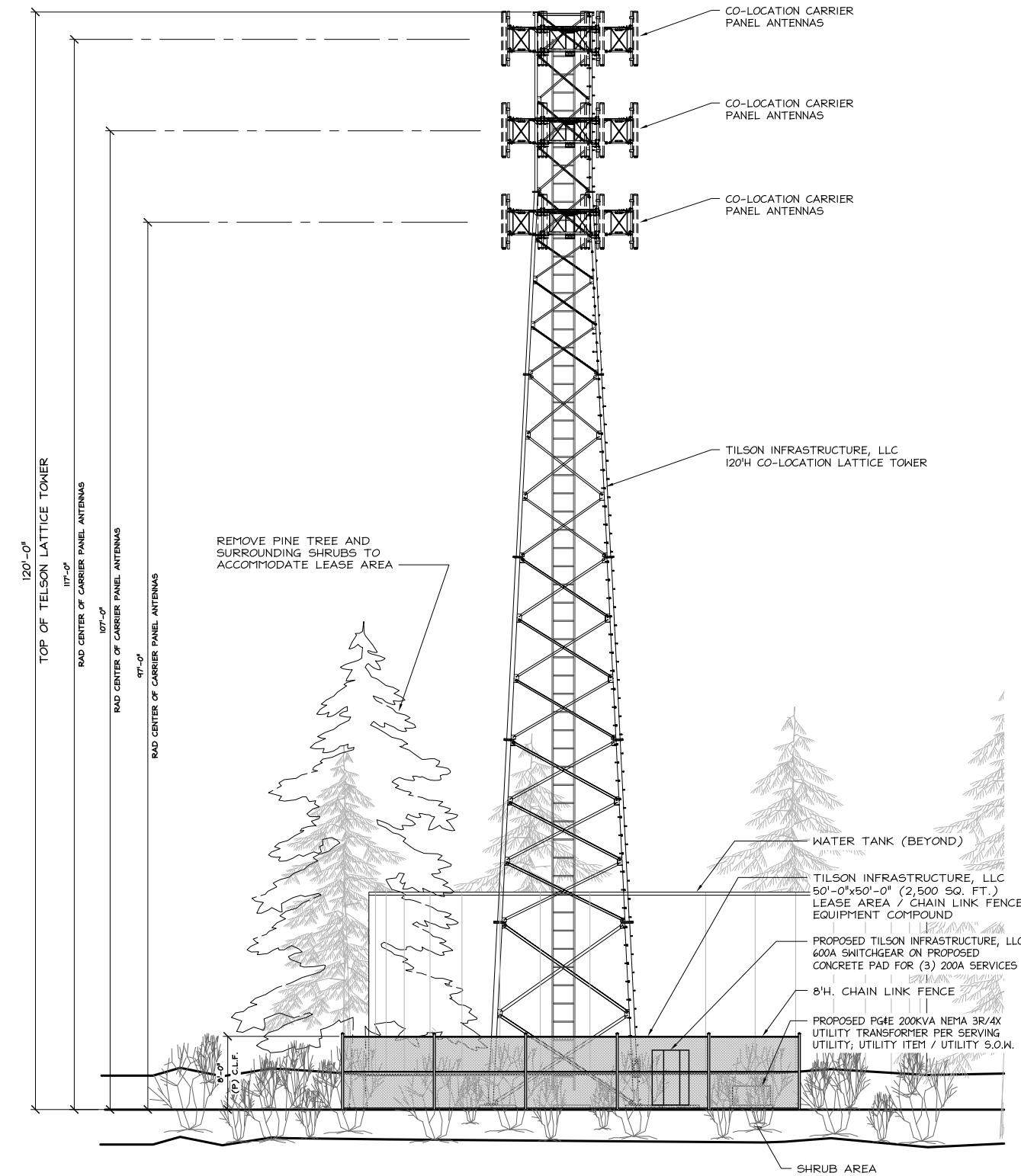
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TENEYA - GROVELAND
LATTICE TOWER:
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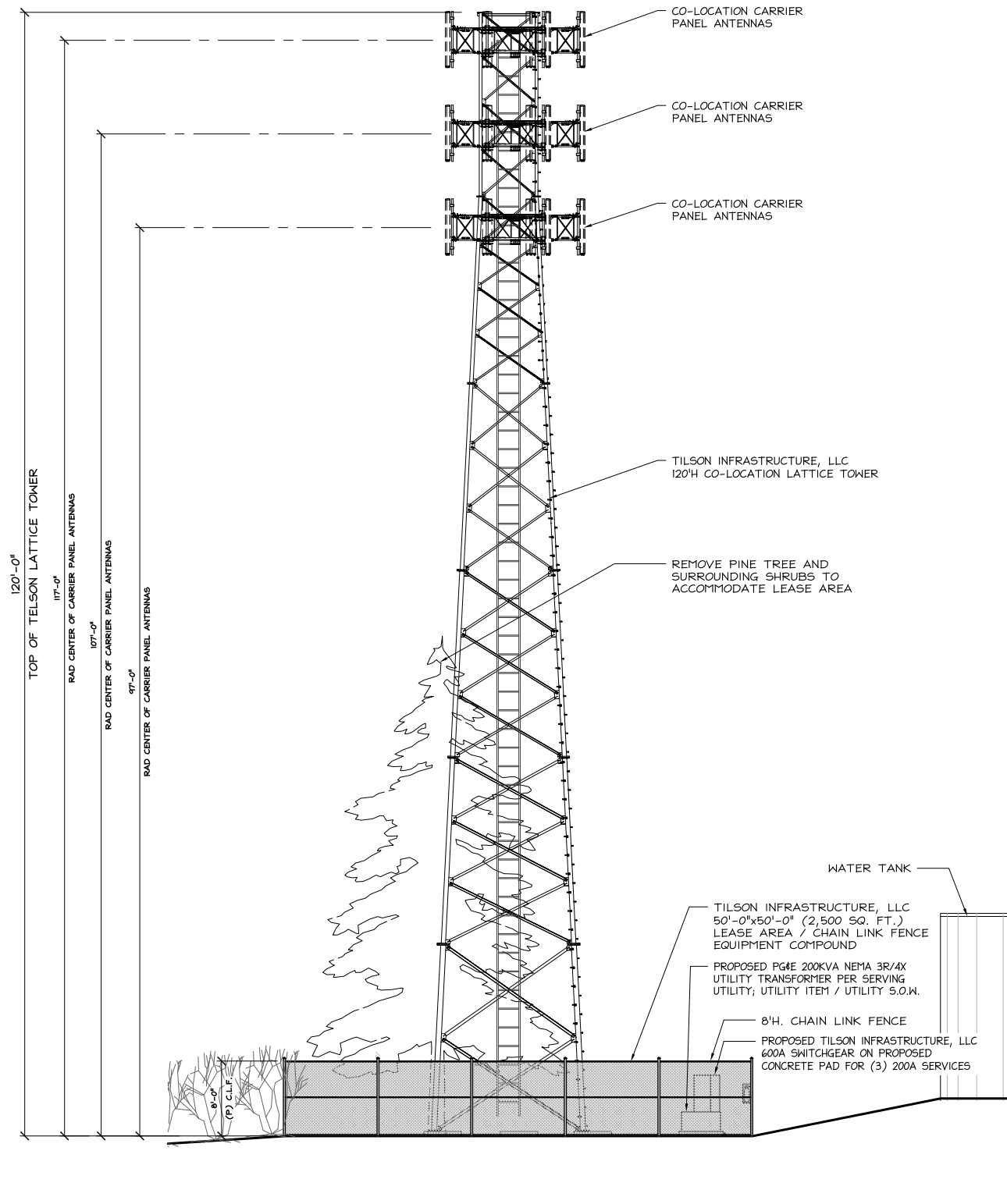
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2



PROPOSED SOUTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0'



PROPOSED NORTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0'

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LATTICE TOWER:
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SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4