



COMMUNITY DEVELOPMENT DEPARTMENT

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

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

Supervisor District #1: Holland

Date: August 4, 2025
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: LUNR-25-11

Assessor's Parcel Numbers: 044-180-072

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.

Applicant/Owner:

Project: LUNR-25-11 for the following:

1. General Plan Amendment to amend the General Plan land use designation of an approximately 0.5± acre portion of the 1.14± acre site from MU (Mixed Use) to GC (General Commercial).
2. Site Development Permit to allow a 1,025± square foot drive through Dutch Bros Coffee and a 1,352 square foot drive through express oil change facility on a 1.14± acre site zoned C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code.

Location: The project site consists of three parcels totaling 1.14± acres located at 12840 and 12842 Mono Way, Sonora, outside of the City limits. The site is located approximately 1,300 feet northeast of the intersection of Greenly Road and Mono Way. Assessor's Parcel Number 044-180-072.

Additional Information:

1. The existing General Plan of the site is GC and MU. The MU General Plan is not compatible with the C-1 zoning. Therefore, the applicant has applied for a General Plan Amendment to amend the MU portion of the site, resulting in the entire parcel being GC. The C-1 zoning is compatible with the GC General Plan and would remain unchanged.
2. The submitted elevations have been enclosed. However, these are subject to change as they are required to comply with the East Sonora Design Guidelines.
3. The project site consists of three separate legal parcels consisting of one Assessor's Parcel Number (APN). The applicant has applied for a lot line adjustment with the Surveyors office to reconfigure the property boundaries. The proposed buildings would be on separate parcels but would share driveway access and encroachment.

4. The project site is located with the County's jurisdiction. Mono Way is a City maintained road and parcels to the south of Mono Way are within the City's Jurisdiction.

Zoning: C-1 (General Commercial)

General Plan: GC (General Commercial) and MU (Mixed Use)

Proposed General Plan: GC

Access: Mono Way

Sewage Disposal Method: Tuolumne Utilities District

Water Source: Tuolumne Utilities District

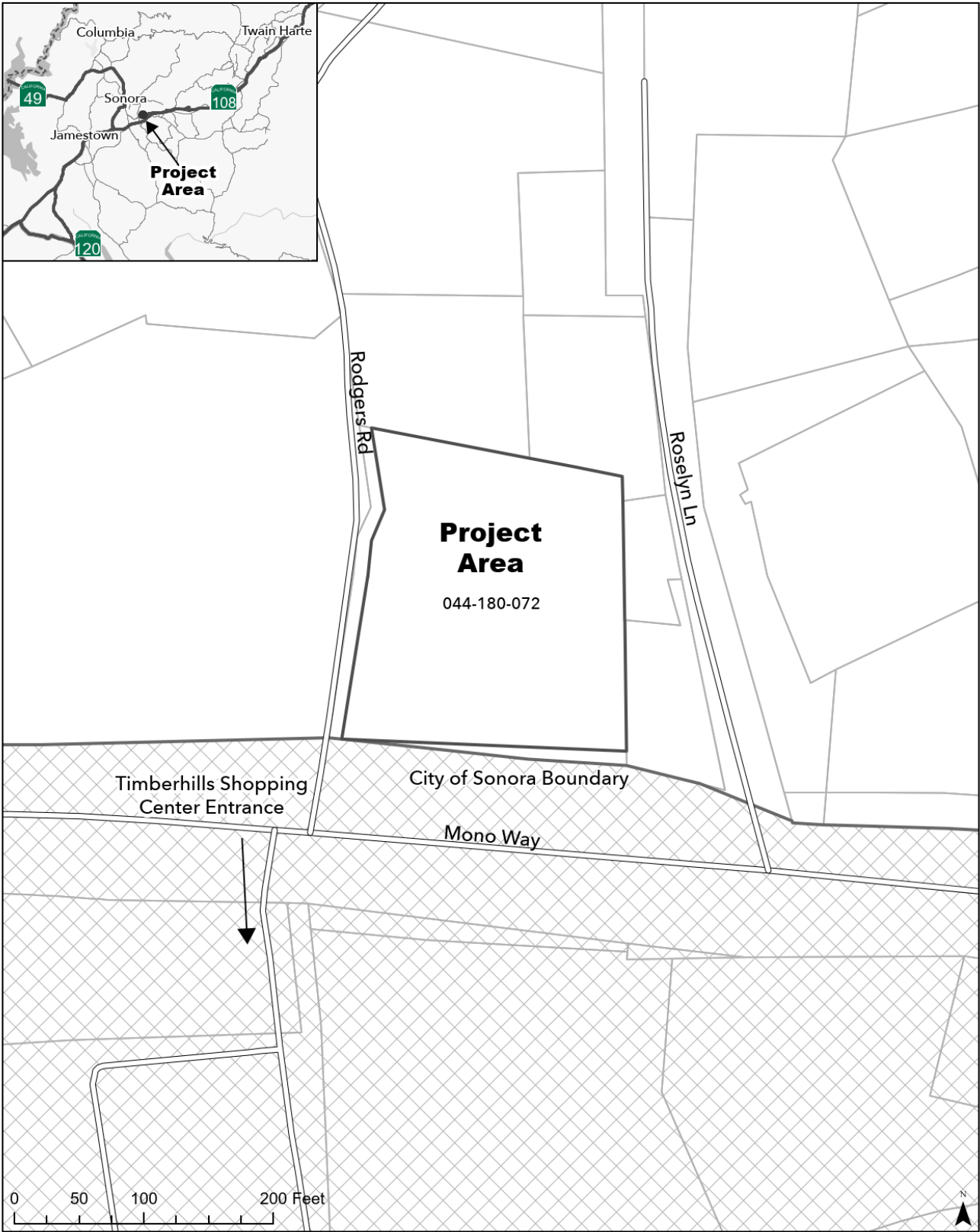
Fire Hazard Rating: High

Please return your comments to the CDD by **August 18, 2025**.

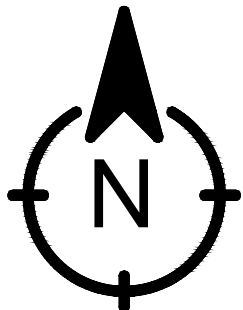
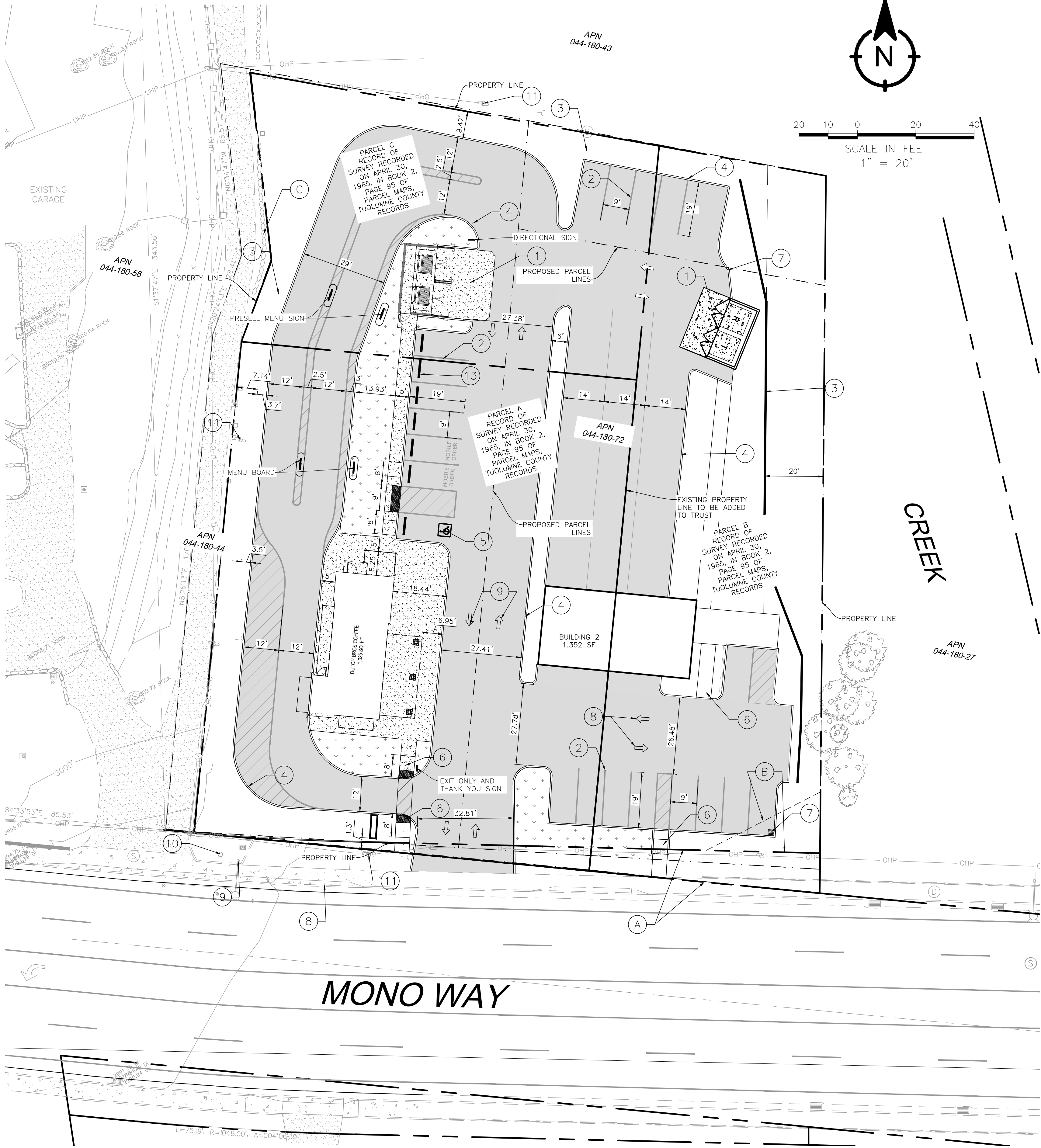
Staff Contact: Natalie Rizzi
Phone: (209) 533-5936
Email: nrizzi@co.tuolumne.ca.us

Attachment 1: Vicinity Map

LUNR 25-11



Attachment 1: Site Plan



SCALE IN FEET
1" = 20'

KEYNOTES

- PROPOSED TRASH ENCLOSURE PER CITY OF SONORA STD.
- PROPOSED 4" WHITE PAINTED PARKING STALL STRIPING
- PROPOSED RETAINING WALL
- PROPOSED 6" CURB PER CITY OF SONORA STD.
- PROPOSED VAN ACCESSIBLE PARKING
- PROPOSED ACCESSIBLE RAMP
- INSTALL 24" NYLOPLAST DRAIN BASIN W/ SQUARE GRATE
- EXISTING SIDEWALK TO REMAIN
- EXISTING STREET LIGHT TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING POWER POLE AND OVERHANG WIRE
- PROPOSED TRASH ENCLOSURE PER DETAIL A
- INSTALL CONCERT WHEEL STOP

EASEMENTS

- A AN OFFER OF DEDICATION FOR PUBLIC ROAD, UTILITY AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1991 AS INSTRUMENT NO. 14121 IN BOOK 1075, PAGE 391 OF OFFICIAL RECORDS, TO: TUOLUMNE COUNTY AFFECTS: AS DESCRIBED THEREIN
- B AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED MAY 02, 2013 AS INSTRUMENT NO. 2013007115 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SONORA, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN
- C AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR EXISTING CREEK, POSSIBLE ENCROACHMENT OF STONE MASONRY WALL, POSSIBLE ENCROACHMENT OF RUBBLE WALL AND INCIDENTAL PURPOSES. AFFECTS: AS DESCRIBED THEREIN

TITLE - LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF TUOLUMNE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 15 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY X-TUO-13-C, FROM WHICH POINT A CONCRETE MONUMENT OPPOSITE HIGHWAY STATION 51+53.5, E.C., BEARS NORTH 84° 29' WEST 95.20 FEET; THENCE NORTH 5° 31' EAST 169.00 FEET TO A POINT ON THE EDGE OF A PAVED ROAD; THENCE SOUTH 84° 29' EAST 136.00 FEET; THENCE SOUTH 5° 31' WEST 169.00 FEET TO A FENCE ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY X-TUO-13-C; THENCE NORTH 84° 29' WEST 136.00 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY, TO THE POINT OF BEGINNING.

THE BASIS OF BEARS FOR THIS DESCRIPTION IS THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE X-TUO-13-C. POINTS ON THE PERIMETER OF THIS PARCEL ARE MARKED BY 5/8 INCH DIAMETER STEEL RODS WITH BRASS TAGS STAMPED RCE 14773.

PARCEL B: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY X-TUO-13-C, FROM WHICH POINT A CONCRETE MONUMENT OPPOSITE HIGHWAY STATION 51+53.5, E.C., BEARS NORTH 84° 29' WEST 231.20 FEET; THENCE NORTH 5° 31' EAST 249.50 FEET; THENCE SOUTH 79° 50' EAST 58.03 FEET; THENCE SOUTH 0° 30' WEST 245.74 FEET CALLED NORTH 00° 49' EAST IN DECREE AND ORDER TERMINATING JOINT TENANCY AND ESTABLISHING FACT OF DEATH OF JESSIE BAGLINI, DECEASED, RECORDED SEPTEMBER 26, 1958 IN VOLUME 95 OF OFFICIAL RECORDS, PAGE 493, TUOLUMNE COUNTY RECORDS, TO A FENCE ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY X-TUO-13-C; THENCE NORTH 84° 29' WEST 79.34 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY TO THE POINT OF BEGINNING.

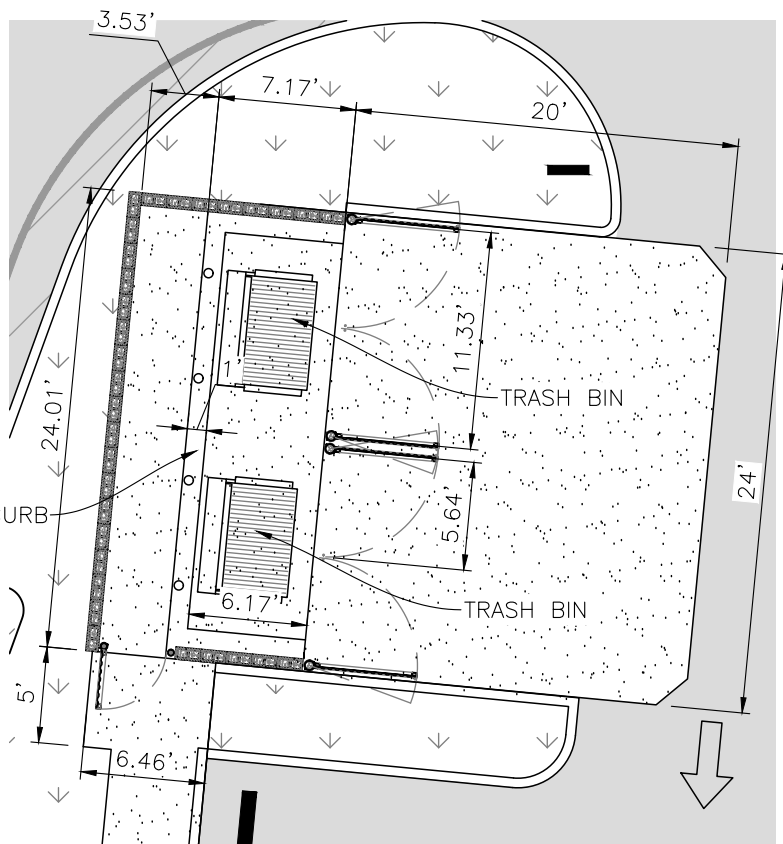
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE X-TUO-13-C. POINTS ON THE PERIMETER OF THIS PARCEL ARE MARKED BY 5/8 INCH DIAMETER STEEL RODS WITH BRASS TAGS STAMPED RCE 14773.

PARCEL C: COMMENCING AT A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY X-TUO-13-C OPPOSITE HIGHWAY STATION 51+53.5 E.C.; THENCE SOUTH 84° 29' EAST 95.20 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 5° 31' EAST 169.00 FEET TO A 5/8 INCH DIAMETER STEEL ROD WITH BRASS TAG RCE 14773 ON THE EDGE OF A PAVED ROAD, SAID ROD MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 20° 29' EAST 29.50 FEET CALLED SOUTH 20° 29' WEST 29.7 FEET IN DEED FROM MARY FRANCES HANNON TO WALTER C. RAY, ET UX., RECORDED MAY 21, 1956 IN VOLUME 74 OF OFFICIAL RECORDS, PAGE 493, TUOLUMNE COUNTY RECORDS, TO A POINT NEAR THE BASE OF A STONE RUBBLE WALL; THENCE NORTH 6° 30' WEST 64.98 FEET, CALLED SOUTH 6° 30' EAST 65 FEET IN THE ABOVE MENTIONED DEED TO WALTER C. RAY, ET UX.; THENCE SOUTH 79° 50' EAST 142.39 FEET; THENCE SOUTH 5° 31' WEST 80.50 FEET; THENCE NORTH 84° 29' WEST 136.00 FEET TO THE TRUE POINT OF BEGINNING.

THE BASIS OF BEARS FOR THIS DESCRIPTION IS THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE X-TUO-13-C. POINTS ON THE PERIMETER OF THIS PARCEL ARE MARKED BY 5/8 INCH DIAMETER STEEL RODS WITH BRASS TAGS STAMPED RCE 14773.

SAID PROPERTY IS FURTHER DESCRIBED AS PARCELS A, B AND C AS SHOWN AND DESIGNATED ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD APRIL 30, 1965 IN BOOK 2 OF RECORD OF SURVEYS AT PAGE 95, TUOLUMNE COUNTY RECORDS.

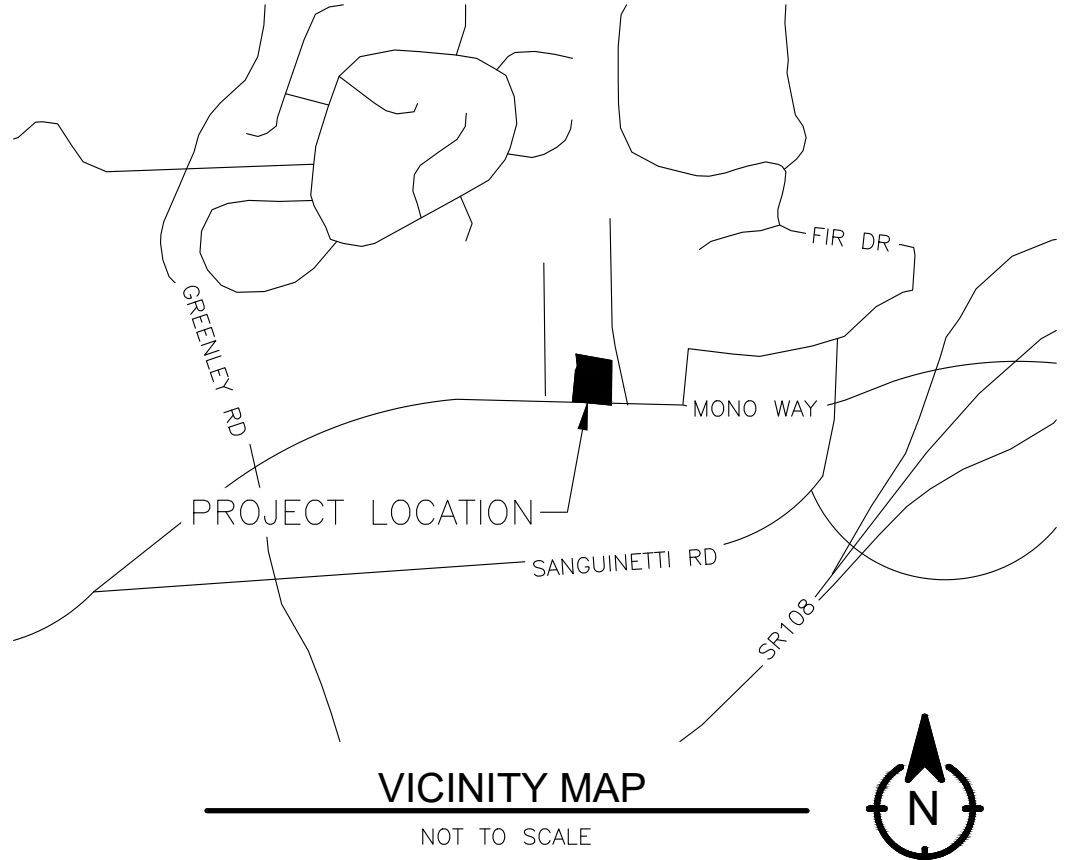
EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY CONVEYED TO CITY OF SONORA, A MUNICIPAL CORPORATION THROUGH A DOCUMENT ENTITLED "GRANT DEED" RECORDED ON MAY 02, 2013 AS INSTRUMENT NO. 2013007115 OF OFFICIAL RECORDS.



TRASH ENCLOSURE DETAIL
NOT TO SCALE



Know what's below.
Call before you dig.



VICINITY MAP

NOT TO SCALE

PROJECT INFO:

PROJECT LOCATION: 12842 MONO WAY
SONORA, CA 95370
APN: 044-180-072
PROJECT OWNER: MIKE FILLEBROWN
BEHL & FILLEBROWN
DEVELOPMENT, LLC
2828 ENTERPRISE AVE
CLOVIS, CA 93619

BENCHMARK:

VICE SITE BENCHMARK
SET NAIL IN SIDEWALK 80 FEET EAST OF SHOPPING
CENTER MAIN DRIVE SOUTH SIDE OF MONO WAY
ELEVATION: 3000.00'

BASIS OF BEARINGS:

THE SOUTHERLY LINE OF MONO WAY BEARING S
84D29'

GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (GC)
ZONING: C-1
PARCEL GROSS ACREAGE = 1.14 AC
NET ACREAGE AFTER ROW DEDICATION = 1.11 AC

PROPOSED BUILDING: 1,025 SF

PROPOSED PARKING:

PARKING SPACES PROVIDED= 19 STALLS
ADA STALLS PROVIDED = 1 STALLS

TOTAL: 20 STALLS PROVIDED

REVISIONS	NO.	DATE	BY

4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM



DUTCH BROS. SONORA, CA
SITE PLAN

CALIFORNIA

CITY OF SONORA

DATE:
5/9/2025

PROJ. ENGR:
LSV

PROJ. MNGR:
KYV

PREPARED FOR:
MIKE FILLEBROWN
BEHL & FILLEBROWN
DEVELOPMENT, LLC
2828 ENTERPRISE
AVE
CLOVIS, CA 93619



SHEET NO.

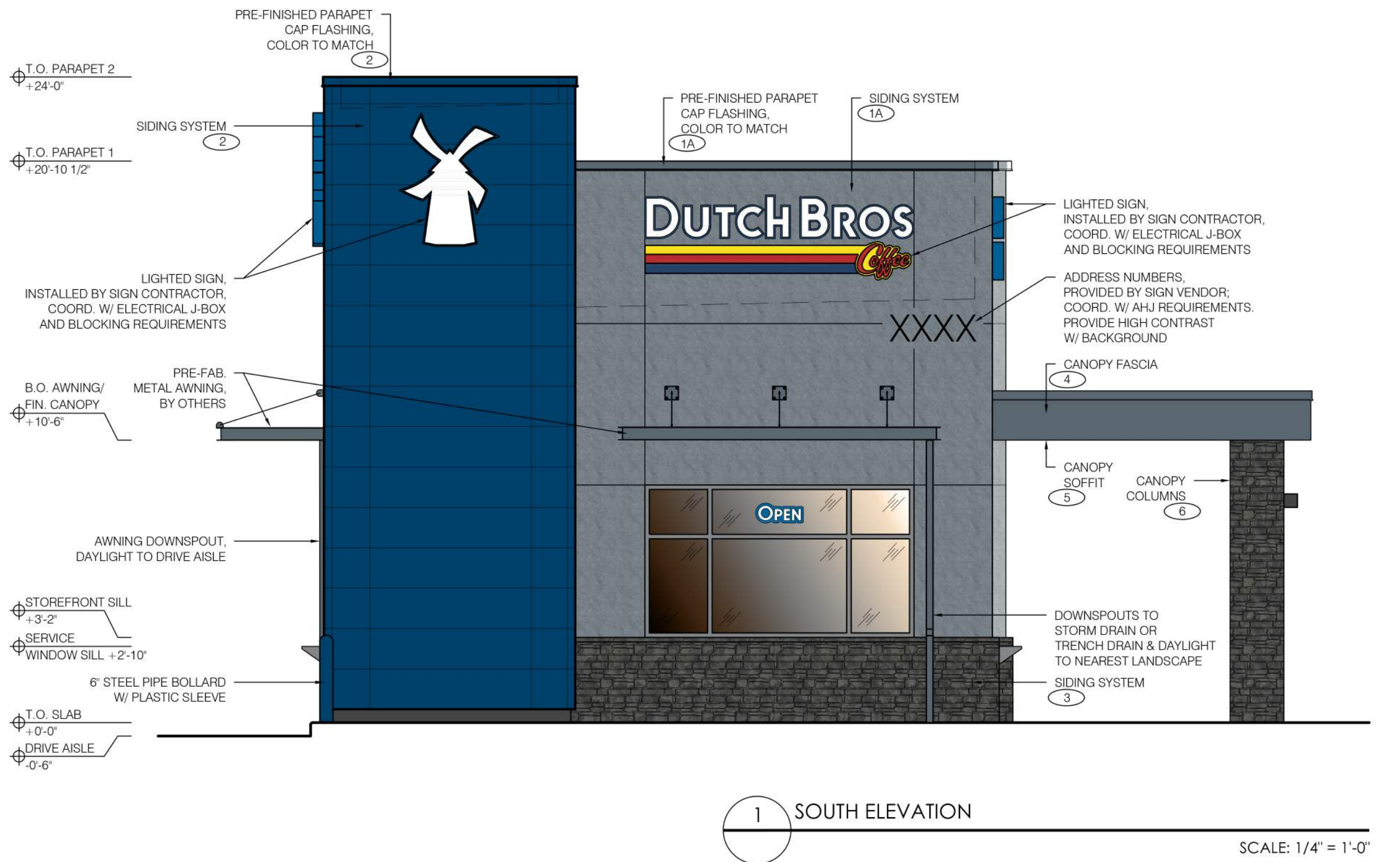
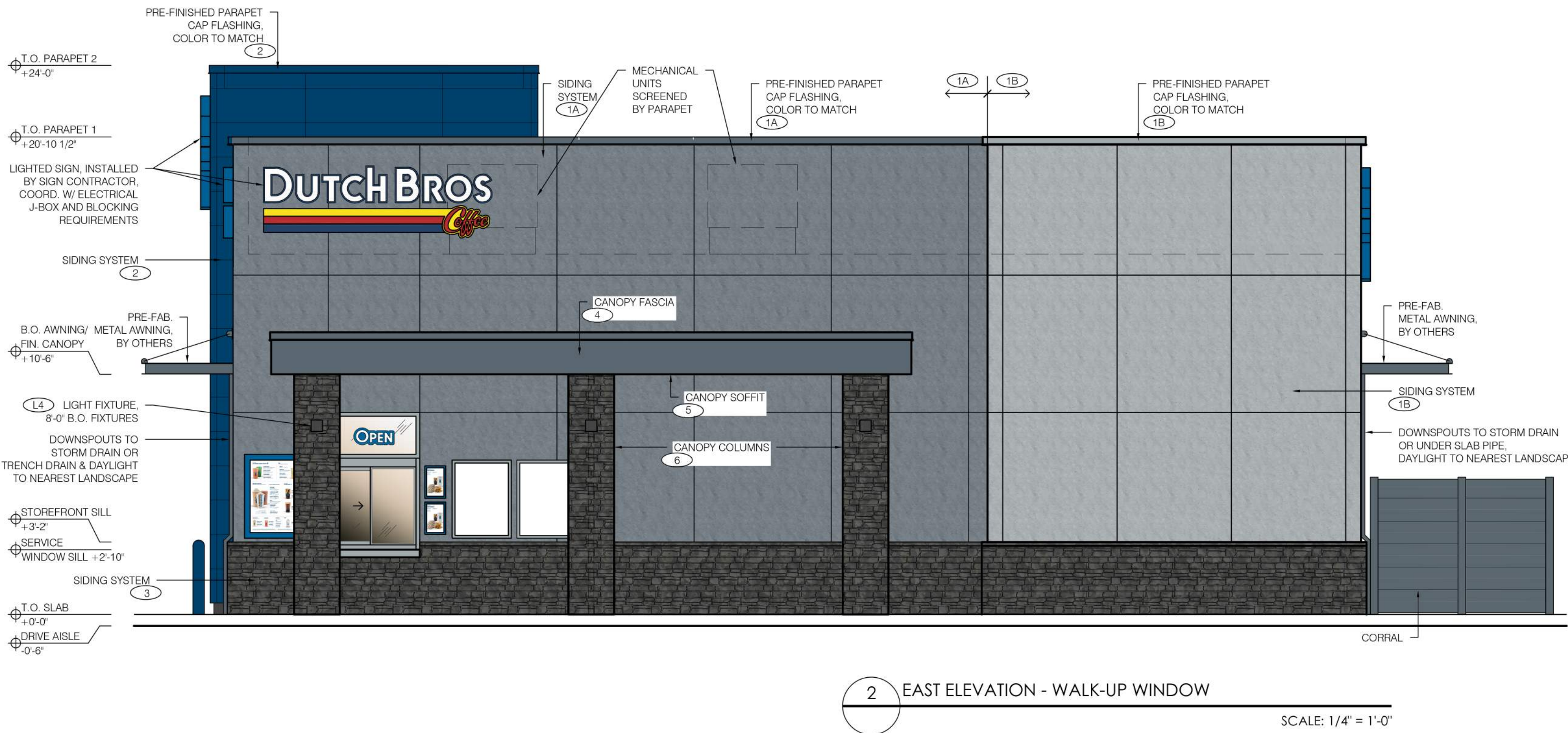
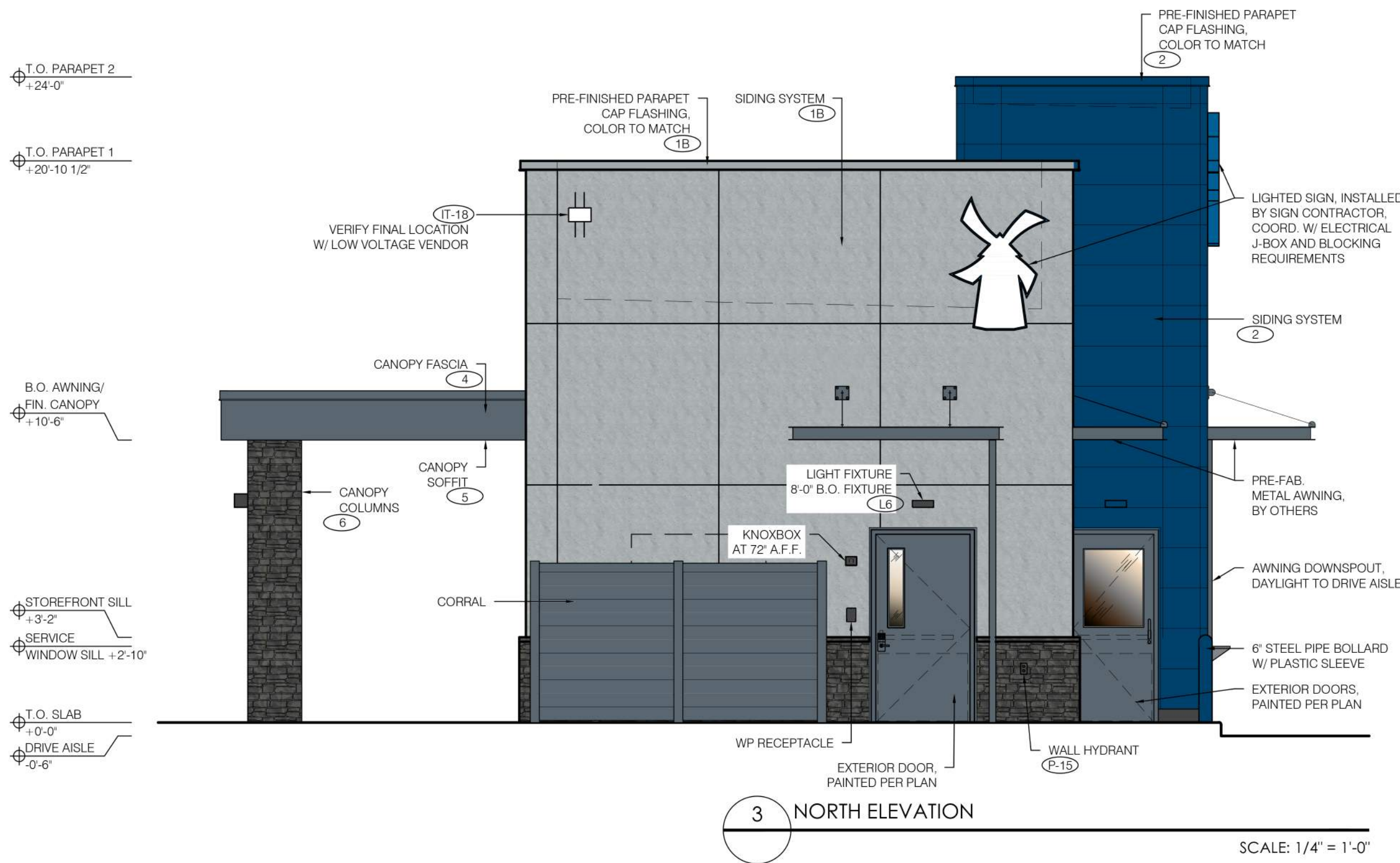
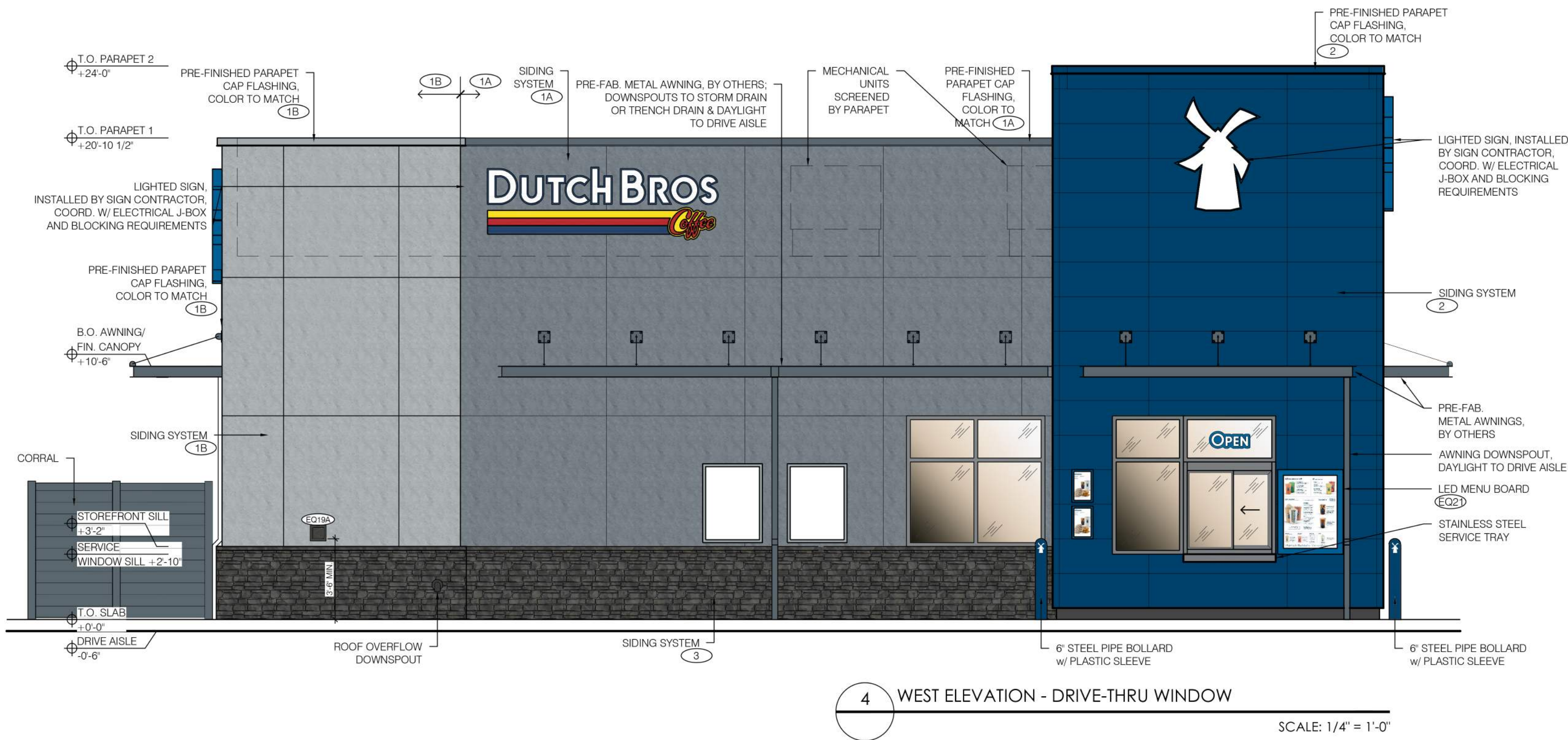
SP 1

PROJECT
NUMBER
25-033

"The name DUTCH BROS. and all associated logos, content, information, and other materials featured, designed, contained therein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."

Attachment 2: Elevations

EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
	STONE SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL	COLOR: PEWTER
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTH-WESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				



1001 SE SANDY BLVD, SUITE 100
PORTLAND, OR 97214
V. 503.552.9079
F. 503.241.7055
WWW.GNICHARCH.COM

Project No: CA0916
Dutch Bros Coffee - New Freestanding Store
12842 MONO WAY
SONORA, CA 95370
For: Dutch Bros Coffee
110 SW 4th Street
Grants Pass, OR 97526

ISSUED FOR DESIGN
REVIEW: 05.14.2021

REV.	DATE	DESCRIPTION

SHEET NAME:

BUILDING ELEVATIONS

SHEET NUMBER:

A6.1

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DB2550-A1S0