



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 5: Jaron

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(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

Date: **Brandon** April 22, 2025
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Conditional Use Permit LUNR-25-2
Assessor's Parcel Number (APN): 039-080-048

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: High Point Design Group
Owner: Lachhman Singh

Project: The Community Development Department (CDD) has received an application for Site Development Permit LUNR-25-2. The proposal involves the construction of a new mini-mart to enhance and modernize the existing Lakeridge Inn Service Station & Convenience Store. The proposed mini-mart building will encompass approximately 4,977 square feet.

Location: The project site is located approximately 600 feet northwest of the intersection of Sapphire Ridge Road and State Highway 49, within a portion of Section 29, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. The site is situated within Supervisorial District 5. Assessor's Parcel Number: 039-080-048

Additional Information:

- The site currently includes an existing convenience store, which will be decommissioned upon completion of the new mini-mart development.
- Proposed operating hours for the new mini-mart are seven days a week, from 6:00 a.m. to 12:00 midnight, with the option to operate on a 24-hour basis. The existing gas pumps are currently operational 24 hours per day.
- The existing buildings on-site will not be removed at this time.

Zoning: Commercial Recreational (C-K)

General Plan: Parks & Recreation (R/P)

Access: CA-49

Sewage Disposal Method: Septic

Water Source: Well

School District: Columbia Elementary & Sonora Union High School

Fire Hazard Rating: Very High

Please return your comments to the CDD by **May 8, 2025**.

Staff Contact: Clark Sintek, Planner II

Phone: (209) 533-5614

Email: csintek@co.tuolumne.ca.us

AGENCY: _____

COMMENTS: _____

PROJECT DATA - SITE PLAN

AP #:

ZONING:

ELEVATION:

BUILDING SETBACKS:

PROJECT LOCATION:

OCCUPANCY:

BLDG. TYPE:

PROJECT DESCRIPTION:

AREA BREAKDOWN:

1.5A CONSTRUCTION

TOTALS

DESIGN CRITERIA:

SNOW LOAD:

WIND LOAD:

SEISMIC ZONE DESIGNATION:

COORDINATES:

OWNER:

PROJECT ENGINEER:

METAL BUILDING ENGINEER:

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:

BUILDING DESIGNER:

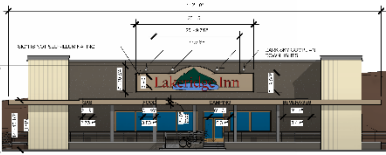
GENERAL CONTRACTOR:

OWNER:

PROJECT ENGINEER:

METAL BUILDING ENGINEER:

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:



SIGNAGE PLAN

SITE LEGENDS

- OVERHEAD ELECTRICAL
- UNDERGROUND ELECTRICAL
- PAVING
- PAVING
- PAVING
- PAVING

SITE NOTE

- STORM WATER PROTECTION MEASURES SHALL BE IMPLEMENTED AT THE INITIAL STAGE OF CONSTRUCTION. ANY PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- LOFTY SHALL BE GRASSED TO OPEN LANDSCAPE AREA. MAINTAIN A MINIMUM OF 3 INCHES AT THE TREE TO TREE DISTANCE.
- IMPROVEMENTS TO THE BUILDING SHALL BE COMPLETED WITHIN 180 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
- PROTECT EXISTING TREES AND LANDSCAPE. ALL REMOVALS SHALL BE IN ACCORDANCE WITH THE ASSOCIATION'S LANDSCAPE MANAGEMENT PLAN.

SITE PLAN - LAND DEVELOPMENT APPLICATION

MARRUBIUM ROTUNDIFOLIUM



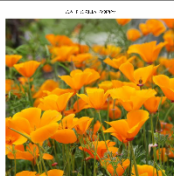
MUHLBERGIA RIGENS



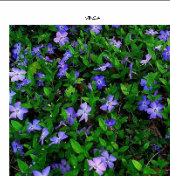
CEANOTHUS



ESCHSCHOLZIA CALIFORNICA

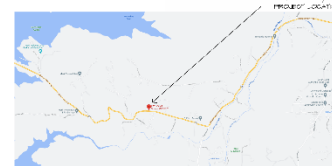


PERWINKLE VINCA MINOR



REGIONALLY NATIVE DROUGHT TOLERANT PLANTS

VICINITY MAP



THIS DRAWING IS NOT FINAL AND IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY THE PROJECT ENGINEER. LAND DEVELOPMENT APPLICATION - SITE PLAN - LANDSCAPE PLAN. SCALE: AS NOTED. SHEET: 11 OF 11.

MARK	DATE	DESCRIPTION	BY
1	03/08/2024	NEW CONVENIENCE STORE FOR: LAKEMORE INN	LACHMAN SINGH
2	03/08/2024	REVISIONS	

NEW CONVENIENCE STORE FOR: LAKEMORE INN
241 ACRES
039-080-048
APN 039-080-048



DRAWINGS
LAND DEVELOPMENT APPLICATION - SITE PLAN - LANDSCAPE PLAN

11 OF 11
SHEET



- [illegible]

5 SOUTH ELEVATION
5/6' - 1'-0"

[illegible][illegible]

MARK	DATE	DESCRIPTION	BY
1	2-25-8	1-ASSEMBLY COMPLETE	
2	2-26-8	1-ASSEMBLY COMPLETE	

CLIENT:
LACHHMAN SINGH
8752 STATE HIGHWAY 49
SONORA, CALIFORNIA 95370
APN: 039-080-048

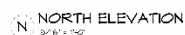
NEW CONVENIENCE STORE FOR:
LAKERIDGE INN
8752 STATE HIGHWAY 49
SONORA, CALIFORNIA 95370
APN: 039-080-048

[illegible]

DRAWINGS :
EXTERIOR
ELEVATIONS

FILE NO	D-83
DRAWN BY	TWK
DATE	24 MAY 20
SCALE	AS NOTED
SHEET	

A3.1

[illegible]

A3.2

