



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 Grier

Date: October 8, 2025
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: LUNR-25-18

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

Assessor's Parcel Numbers:007-073-056

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: Dan Eriksson(Applicant) / 4-C Properties (Todd Cassaretto-Owner)

Project: Site Development Permit LUNR-25-18 to allow the development of a 1,839± square-foot, one-story commercial building to be used as a wine bar and tasting room with associated retail sales. The project includes both indoor and outdoor seating areas, on-site parking, landscaping, and supporting site infrastructure on a 0.57± acre parcel zoned C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code.

Location: The project site is located at 18745 Back Street, approximately 180± feet southeast of the intersection of Powder Street and Back Street in the community of Groveland.

Additional Information:

1. On January 25, 2023, Conditional Use Permit CUP22-007 to allow the service of beer and wine, outdoor non-amplified music and events on the subject parcel was issued.
2. On February 7, 2023 Demolition Permit D22-008 was issued to demolish the single family dwelling and surrounding temporary structures on the subject parcel.
3. The Wine Rush is proposed as a wine bar, tasting room, and retail shop with limited food service. The business will generally operate from late morning through the evening, with two to three staff members on site. Occasional small community events, such as tastings or game nights, may be held but will remain within the normal occupancy and parking capacity of the site. Music will be limited to indoor service areas, with only occasional non-amplified acoustic music outdoors.

Zoning: C-1 (General Commercial)

General Plan: General Commercial (GC)

Access: Back Street

Sewage Disposal Method: Groveland Community Services District (GCSD)

Water Source: GCSD

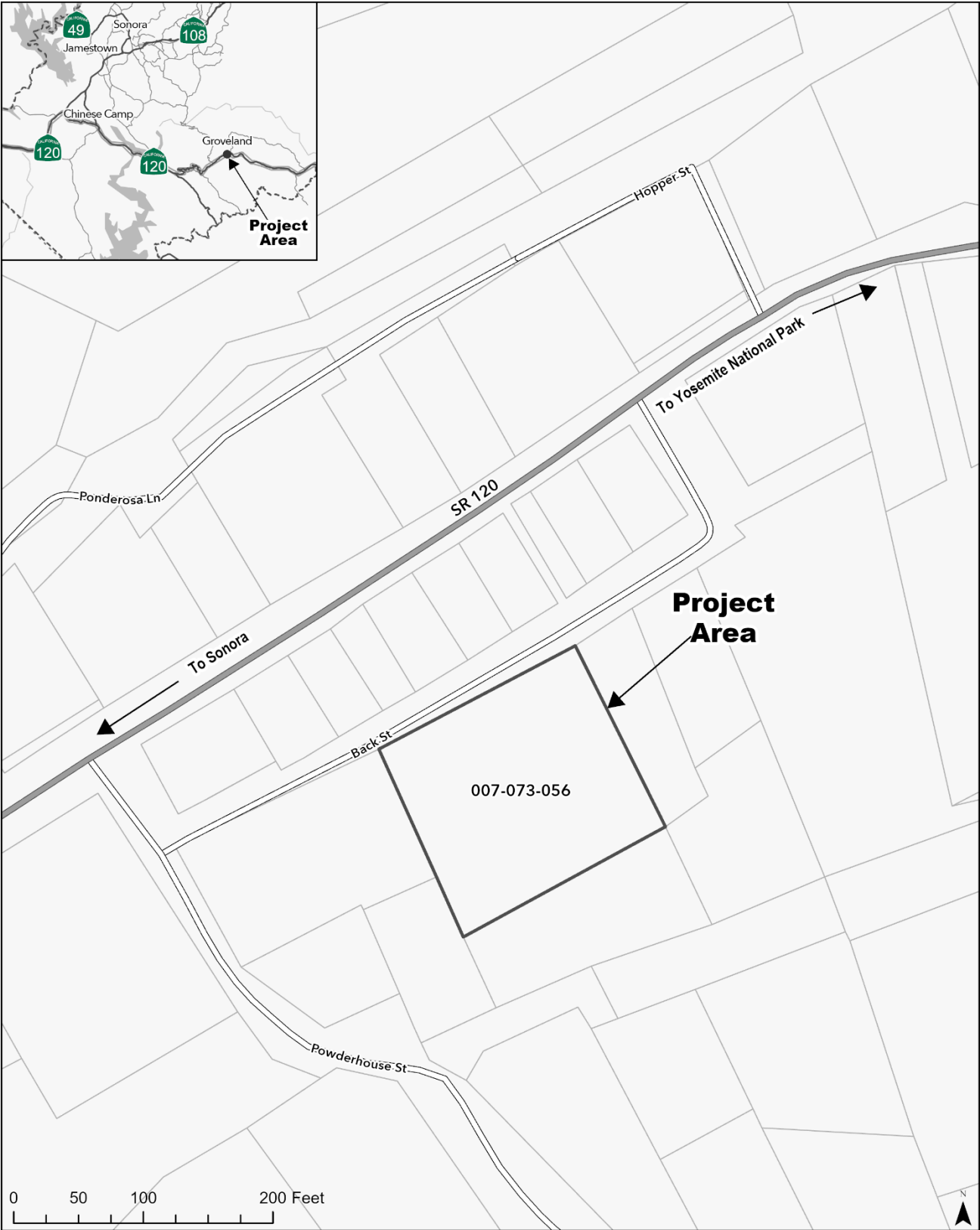
Fire Hazard Rating: Very High

Please return your comments to the CDD by **October 21,2025**.

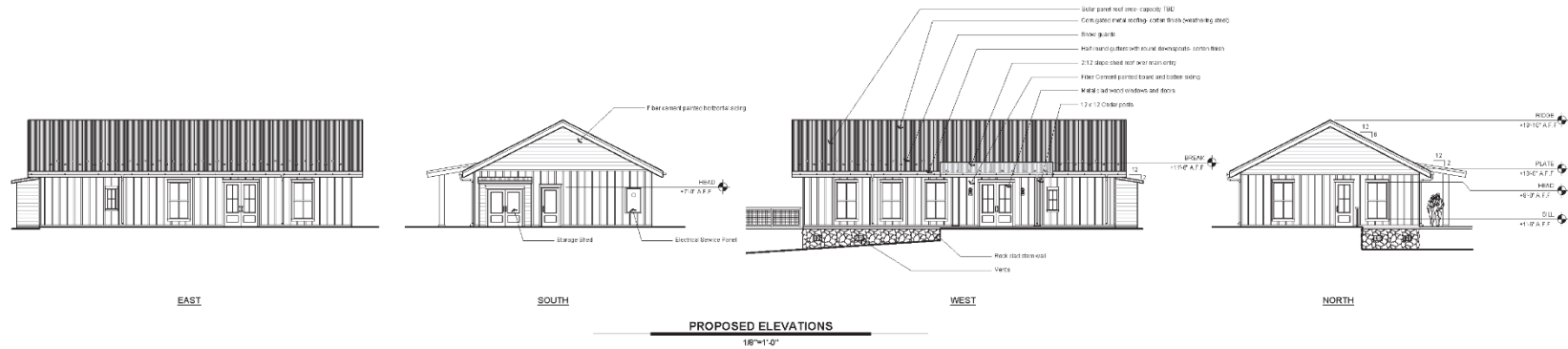
Staff Contact: Cheydi Smith, Senior Planner
Phone: (209) 533- 5613
Email: clsmith@co.tuolumne.ca.us

Attachment 1: Vicinity Map

LUNR 25-18



Attachment 3: Exterior Elevations



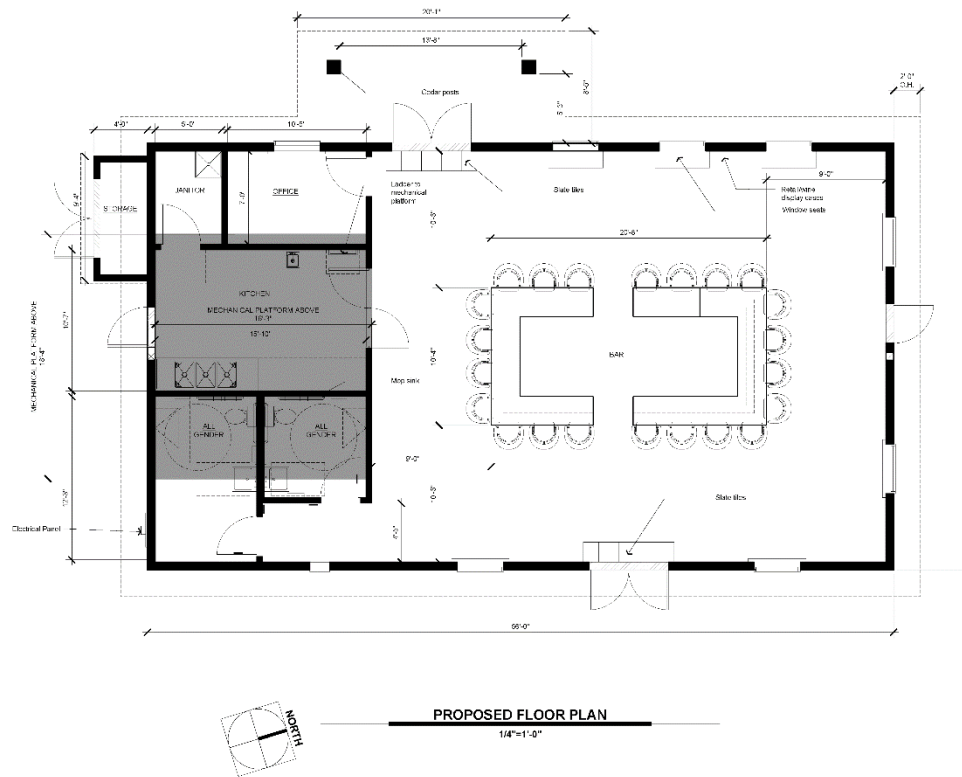
Preliminary Design for:
THE WINE RUSH BUILDING
18745 BACK STREET, GROVELAND, CA

COMSTOCK JOHNSON ARCHITECTS, INC. 10959 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670
916.362.8303 (PHONE) WWW.CJA-ARCHITECTS.COM

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Attachment 4: Floor Plan



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