

COMMUNITY DEVELOPMENT

Quincy Yaley, AICP
Director

48 Yaney Avenue, Sonora

Mailing: 2 S. Green Street Sonora, CA 95370 (209) 533-5633

www.tuolumnecounty.ca.gov

(209) 533-5616 (Fax) (209) 533-5909 (Fax – EHD)

DEPARTMENT

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

Supervisor District # 4: Stephen Griefer

Date: October 8, 2025

To: Interested Stakeholder

From: Tuolumne County Community Development Department

RE: LUNR-25-18

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

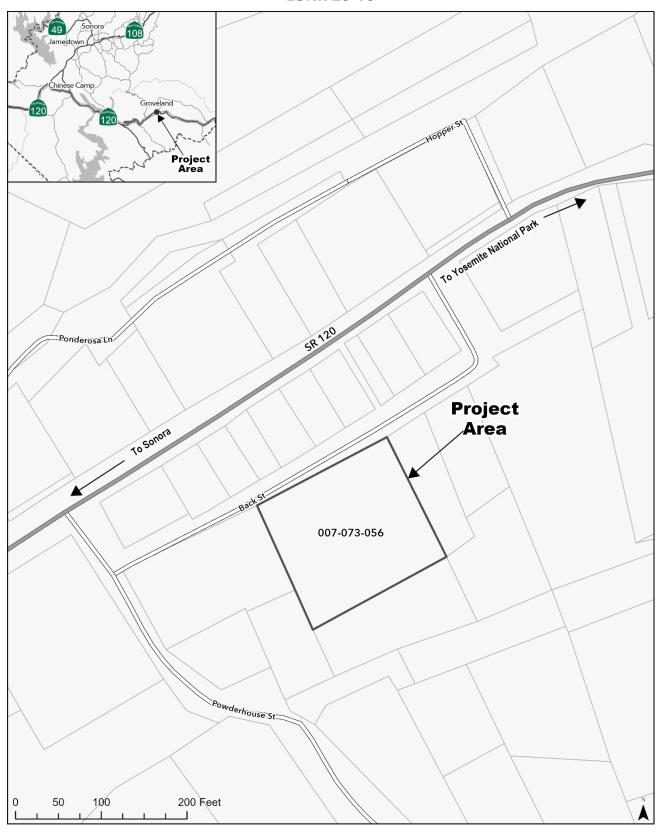
Fire Hazard Rating: Very High

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

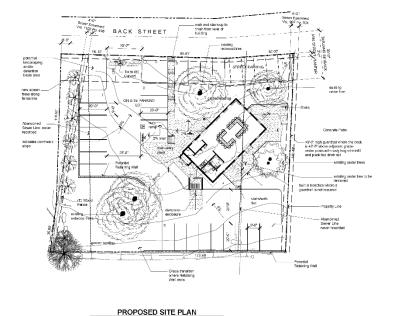
Staff Contact: Cheydi Smith, Senior Planner Phone: (209) 533- 5613 Email: clsmith@co.tuolumne.ca.us

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LUNR 25-18



Attachment 2: Site Plan



1"=20.00"

VICINTY MAP



SITE DATA

BUILDING AREA:

FLOOR AREA RATIO: 0.074 BUILDING HEIGHT: -18'-10"

WINE BAR AND RESTAURAN

BUILDING PARKING REQUIRED 1 STALL FOR EVERY TWO SEATS- 11 STALLS



THE WINE RUSH BUILDING 18745 BACK STREET, GROVELAND, CA

SD-1

Attachment 3: Exterior Elevations















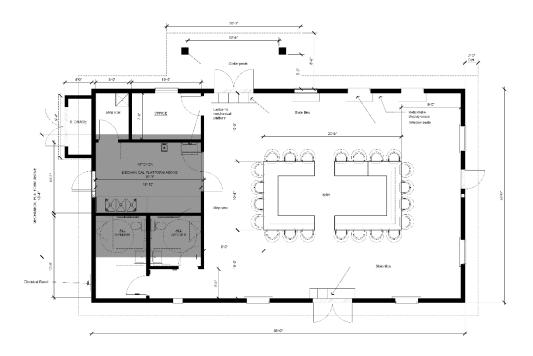
EXTERIOR MATERIALS



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

SD-3

Attachment 4: Floor Plan





Preliminary Design for:

THE WINE RUSH BUILDING 18745 BACK STREET, GROVELAND, CA

Attachment 5: Landscape Plan

THE WINE RUSH LANDSCAPING PLAN

Raileya multiradista Wild Mangold

HYDROZONE 2 Water Need= Low Occasional summer irrigation

Program Burbaria of Français adfloridas Cafesbany Compresso (addisons summa special program of the Cafesbany Compresso (addisons sum in America). British March 1975 of the Cafesbany Cafe

TREE AND PLANTING LEGEND SACK STREET SENSONS 2-2 AVAILABLE FROM PROCESSES TREE: YORKSONCO RES PROCESSES TREE: YORKSONCO RES

PROPOSED LANDSCAPE PLAN

LANDSCAPE PLAN COMMENTARY AND HYDROZONE DEFINITIONS AND PLANTINGS:

Submitted with Site Devi	elopment Application July 2025 for 18745	Back St, Groveland	Cercis canadensis Redbud Flame Thrower*	
Tires to remain are two mature incorse oceans, and three mature segunia redwoods. Since these five tires provide ample shade			Cercis canadensis 'Greswan' Burgundy Hearts [®] Redbud Cercis 'meriot' heat tolerant Redbu	đ
in summer, no additional parking lot trees are planned. The LaZ acre parcel is about 25,000 sq ft. A minimum of 10% of that (and more			Ribus muleucum 'Dancing Tassels' summer do mant, winter flowers	gink white
like 4000 sq ft) will be landscaped with native plantings and mulched with gravel, and fresh native forest loam (from the 245 acres of			Ribes aureum var. aureum western golden currant (mountain)	
Simberfand owned by 4-C and the Borups within half mile of the site). Pathways will be stepping stones, becomposed granite, or 41			Aquilleula eximia Serpentine Columbine - more drough, Iplerant, Jhan Western	
thick ceda: rounds. Drip i	irrigation will be installed for establishing r	now plants & scasonal watching.	Epilobium ranum furchis; Iztifolium; johnstonii;	
			Epilobium Septentrionale	red
		x, texture, size and habit. Then 25% colorful size i-scale perennials	Philadelphus lessisii, Western Meck Gronge Pearls of Perfume Monrovia	white
that bloom at different times of war sized mostly around the edges. The remaining 15% will be specimen plants and trees like				
dogwoods, tree manzanit	ta, and redictors. Plants will show color in ti	heir stems, berries, fall leaves, and follage- as well as flowers.	Salvia spathacea, California hummingbird sage- part shade	red/pink
			Mimulus mankeyflower Ourinus Georgie series-low growing	red
Applicant will work v	with the civil engineer and the landscape at	nchitection the final clan to design drainage routed into the	Minutes (diplaces) Aurentiaces monkey lower: Minutes cardinalis,	prange/res
landscaped oreps, includi-	ing at least two small detention basins for a	slowing runoff. The proposed plantings are not shown on the SCP	var. puniceus Red Bush Monkeyflower, and 'fiesta monigold'	
site or landscape plans ju	at the three Hydrozone areas. Balow is a s	urranary of plants in each Hydrozone, and attached is a more	Ascienias speciosa showy mikweed	gink/white
comprehensive list of cossible clants.			Spires dentiflora summer sona: purple foliane	pink/purpl
HYDROZONE 1		No summer irrigation once established	Coreopsis grandifiora sunrise- tickseed	
HYDROZONE 1	Water Need = Low to Very Low	No summer irrigation once established		yelkw
Keynole plants: Marzani	ita, peanothus, toyon Locations: full sun, se	ee attached map	Penstemon heterophyllus Foothill Penstemon	blue
		rry (3 auca), Dr. Hurd, Coanothus trees-Ray hart mann: Mountain	Fringhyllum confertiflerum golden Yarrow -long blonning	
Hard Sterre Blue, there from Umoqualsky Characthus simple-Blue Jeans, Derk Start, Proppy Blue, Hoterorniles arbudfelle Toyon			Agastache Apache Sunset	orange-pu
Touis Gold wellowbern	ies in winter, Pensterrons, Agastache, publ	independent colors of the color	Aubrieta hybrida "Accent" Burgundy "US PP (Rock Cress)	elc burgune
	or Annual: Sei ove multiradiste Wild Merie		Lenon Fizz Sentrains (Sancaline viness)	intelesses
Decimania Mchicylicus	or warmen benefor any plaguage as in power 9	010		fall crange
HYDROZONE 2	Water Need - Low Occasional summ	ner Irrigation	Acer o'roinatum vine maple afternoon shade	
		•	Vilus Ca Tomica Regens Red vine	full reciles
Keynote plants: Berlyuds	confeeters, comingeric thrish communel	Locations: see attached map Evergreen: Rhammus leather ear,	Leymus Condensatus clue wild nye grass 'canyon prince'	
Carnemeria cal Yornica, In	unin is albitros. Europarbia arrestalnides	Friegenum fasciculatum per Tolium CA buckwheat, Sidelcea	Soutelous gracilis eye ash grass	
malviflora 'Purpette' Ore:	cierbloom. Se via spathages "las Pilitas" - II	itt e Hummingbiro/Grimson Pitcher Sage. Lithodo a diffusa 'Graco		
Ward ground sover. Mel		•	Annuals (Larner Seeds, Annies Annuals, Theodore Payne foundation)	
Decidious: Certis canadensis Redbud Fame Thrower, Certis Imerioti -heat tolerant Redbud, Ribes malvaceum (Canoins Tassels)			Carkia conzinna - Red Sibbors	
summer dormant, winter flowers. Filtes aureum goden gurrant, Aqui edia ecinia Serpentine Columbine - more drought tolerant than			Clarkis amount. Tarewell to spring, blooms June to Asigust; annual	gink
Western, Epilobum, most prange, saivis, mimulus, Asthesias, etc.				
	u - Red Ribbons, Clarkiz amoena, Clarkiz gr	conflict concentrates in	Carkia gracilis sono nonsis	l'lac
HYDROZONE 3	Water Need= Low to Moderate	Regular irrigation in dry seasons	HYDROZONE 3 Water Need= Losv to Moderate Regular irrigation in dry seasons	
HIDROZONE 3	Marti Medi- row to migoriate	veiling an illigation in dry seasons	Evergreen	
	d, forms Locations: in partial shado under n			
			Frageria Celif, woodland strawborry -afternoon shade	write
Evergreen: woodland stranterny, tonicera Higidala, Wahania (noe Betheria) nervosa Longkedand Mahonia x media Winter Sun' Deciduous: Eddies white wonder dogwood, western Calumbine, Heuchera Caramel Coral Balls; "Ildan Sarrahenry, Coffee Fern,			Lonicero Fiscildulo horreysuckle, evergreen with water	pink
			Manonia (now Borboris) norvosa Longidaf	ye low
Calif polypody forn, Gold.	back fern		Manonia x media Winter Sun', Berberis - bright yellow flowers all winter DevMth	
COMPLIANCE NOTES AND	QUIDES		Cytomium falcatum holly fern, not native -evergreen at 2000 ellev	
		follow ordinance 15.78. Landscaping Regulatoriests. Tuo umno County	Reddingus	
Landscape GuideTires ("Wa	ter Needs" from this plant lists and the Sierra	Neveda Yerd and Gerpen Guide (164 pep). A water efficient, landscape	Cornus nuttall T Edgles white wonder doswood	white
documentation package, in	clading a landscape design plan, in accordance	with Section 15.28.080, will be submitted and approved prior to issuance	Aguilegia Formosa, western Columbine	revised
of a grading or building part	mit.			revious
			Heuchera: Caramel Coral Bells; Heuchera x brizoloes 'Bressingham White', Canyon	
THE WINE RUSH HYDROX	ZONES LIST OF POSSIBLE PLANTS TO BE OF	N FINAL LANDSCAPE PLANS	Symphoricarpos Laevigatus, albus "Tilden Park" - Tilden Snowberry	white
			Pe laes and romedifo is - Coffee Fern	
HYDROZONE 1 Water Need = Low to Very Low No summer irrigation and		No summer irrigation once astablished	Polypodium cal Tomicum California polypody tem isummer pormant	
	ston to very ton	The second secon	Pentagramma triangularis - Galaback Ferny or Autumn ferny not native	
Eventreen		flower color	Claytonia perfoliate minors lettuce-March to June only-summor doment	
	sanica troes 'Austin Griffiths', Biaberry IGIa			
	zanita shrubs hockeri "Sunset," or "John dou	urley', viscida Whiteleat		
	Nesedenisis (Pinemat), Winterglow			
	y hartmann; IV cuntain Haze; Sierra Blue, th	tyrsificrus 'Umpqua Sky'		
Councilius shrubs- B	Sipe Jeans; Dark Star, "Frosty Blue" blue			
	strates-Squaw Carpet Subgenus Carastus I	levender/blue		
	olia Toyan 'Duris Gald' yellaw barries in v			
Haterproeles arbusts				
	a Pineleal: High Country Gordons coulusive			
Pensterno eseudos		dark cink		
		blue		
		arenge		
Agastacha x 'Ava'Fig	gh Country Gardens exclusive	pink-magenta		
Aeastache Kudos** \	Mandarin Hvasop, Humminebird Minc	orente		
Ericgonum umbelletum aufohur buckwheat vellow				
Solvia microphylle Ba				
	aby Sago	purele		
		purple pick		
Salvia pachyphylla Ri Deciduous		purple pink		

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

SD-4