



COMMUNITY DEVELOPMENT DEPARTMENT

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

**TUOLUMNE COUNTY PLANNING COMMISSION
BOARD OF SUPERVISORS CHAMBERS, 4TH FLOOR
COUNTY ADMINISTRATION CENTER
2 SOUTH GREEN STREET
January 21, 2026
6:00 p.m.***

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 536-1622 (Fleet)
(209) 533-5616 (fax)
(209) 533-5909 (fax – EHD)
(209) 588-9064 (fax – Fleet)
(209) 533-5698 (fax – Roads)
www.tuolumnecounty.ca.gov

*** The doors to the County Administration Center will be opened at 5:30 p.m.**

You may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370, or email (CDD@tuolumnecounty.ca.gov) for retention as part of the administrative record. Comments will not be read during the meeting.

PLANNING COMMISSION BUSINESS:

1. Reports from Commissioners and Staff

** Reports are brief oral reports from a Commission member and/or County staff, and no Commission action will occur. This item is not intended to include in-depth presentations or reports, as those matters should be placed on an agenda for discussion**

2. Report from the Agricultural Advisory Committee Representative

3. Discussion and Direction on Commission Meeting Hours

PUBLIC COMMENT: 15 minutes

The public may speak on any item, not on the printed agenda. No action may be taken by the Commission.

PUBLIC HEARING:

1. **MOYLE**, Ordinance for a Zone Change LUNR-25-12 to rezone the following under Title 17 of the Tuolumne County Ordinance Code (TCOC) as follows:
 - Rezone a 0.37± acre portion from RE-1 (Residential Estate One Acre Minimum) to RE-2 (Residential Estate Two Acre Minimum) (APN: 064-162-002)
 - Rezone a 0.62± acre portion from RE-1 to RE-5 (Residential Estate Five Acre Minimum) (APN:064-162-002)
 - Rezone a 0.28± acre portion from RE-2 to RE-5 (APN:064-162-003)
 - Rezone a 0.02± acre parcel from R-1 to RE-5 (APN:064-162-005)
 - Rezone a 2.17± acre parcel from A-20 (General Agricultural, Twenty Acre Minimum) to RE-5 (APN: 064-162-014)
 - Rezone a 20.02± acre parcel from A-20 to RE-5 (APN: 064-162-015)

The project site is located at 13515 Red Hills Road in the community of Chinese Camp. The project site is approximately 230± feet southeast of the intersection of Red Hills Road and Maiden Lane, within a portion of Sections 9 and 10, Township 1 South, Range 14 East, Mount Diablo Baseline and Meridian. The site is situated within Supervisorial District 4. Assessor's Parcel Numbers: 064-162-002, -003, -005, -014, -015.

2. **SOLARI**, Ordinance for Zone Change LUNR-25-24 to rezone 32.12± acres of a 160-acre parcel from AE-37:MX:AIR (Exclusive Agricultural, Thirty Seven Acre Minimum:Mobile Home Foundation Combining:Airport Combining) to O:AIR (Open Space:Airport Combining) and rezone 0.49± acres of the 160 acre site from AE-37:MX:Air to O-1:AIR (Open Space-1:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.

The project site is located at 10085, 10079, and 10095 North Airport Road in the community of Columbia, southwest of the intersection of North Airport Road and Chili Gulch Road. Assessor's Parcel Number 032-120-040. The site is located within Supervisorial District 5.

3. **FILLEBROWN - LUNR-25-11,**

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 1.17± acre site zoned C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code.

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.

The Minutes, Staff Reports, and environmental documents for the items referenced in this Agenda are available for review at the Tuolumne County Community Development Department Monday through Friday, 8:00 a.m. 4:00 p.m., Fourth Floor, A.N. Francisco Building, 48 Yaney, Sonora, California, and online at www.tuolumnecounty.ca.gov.

Any other materials related to the items referenced in this Agenda that are provided by the County to the Planning Commissioners prior to the meeting are available for review at the Tuolumne County Community Development Department 48 Yaney, Sonora, California, and will be available at the meeting. Any materials provided to the Planning Commissioners during the meeting by the County will be available for review at the meeting, and materials provided by the public will be available for review at the Community Development Department the day following the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (209) 533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28CFR Part 35 ADA Title II).

s:\commissions\tcpc\2026\agenda\01-21-2026 tcpc agenda.doc

LUNR-25-12 (Moyle)

DATE: January 21, 2026

SURFACE/MINERAL

RIGHTS OWNER: Moyle Properties, LP. / Moyle Livestock, LP.

APPLICANT: David Ragland
(209) 532-7491

PROJECT SITE SIZE: 26.22± Acres

CURRENT ZONING: RE-1, RE-2, R-1, A-20

PROPOSED ZONING: RE-2, RE-5

CURRENT GENERAL PLAN: LDR and RR

SUPERVISOR DISTRICT: 4- Stephen Grier

PROJECT AND LOCATION

PROJECT

DESCRIPTION: Ordinance for a Zone Change LUNR-25-12 to rezone the following under Title 17 of the Tuolumne County Ordinance Code (TCOC) as follows:

- Rezone a 0.37± acre portion from RE-1 (Residential Estate One Acre Minimum) to RE-2 (Residential Estate Two Acre Minimum) (APN: 064-162-002)
- Rezone a 0.62± acre portion from RE-1 to RE-5 (Residential Estate Five Acre Minimum) (APN:064-162-002)
- Rezone a 0.28± acre portion from RE-2 to RE-5 (APN:064-162-003)
- Rezone a 0.02± acre parcel from R-1 to RE-5 (APN:064-162-005)
- Rezone a 2.17± acre parcel from A-20 (General Agricultural, Twenty Acre Minimum) to RE-5 (APN: 064-162-014)
- Rezone a 20.02± acre parcel from A-20 to RE-5 (APN: 064-162-015)

LOCATION: The project site is located at 13515 Red Hills Road in the community of Chinese Camp. The project site is approximately 230± feet southeast of the intersection of Red Hills Road and Maiden Lane, within a portion of Sections 9 and 10, Township 1 South, Range 14 East, Mount Diablo Baseline and Meridian. The site is situated within Supervisorial District 4. Assessor's Parcel Numbers: 064-162-002, -003, -005, -014, -015.

ENVIRONMENTAL EVALUATION

After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the *State CEQA Guidelines* because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project entails a rezone to facilitate a Lot Line Adjustment to adjust property boundaries between thirteen legal parcels. There would not be an increase in the number of parcels or a change in the residential development potential and density of the parcels. There would not be a change in the allowable uses in any of the resulting parcels. No development is proposed. None of the exceptions listed in Section 15300.2 apply to this project.

LUNR-25-12 (Moyle)

RECOMMENDATION:

Community Development Department Staff recommends approval of LUNR-25-12 based upon the following Findings pursuant to Chapter 17.100.110 of the TCOC:

- A. The zoning ordinance amendment is consistent in principle with the general plan, zoning code, and any applicable specific plan.
- B. The proposed amendments would not be detrimental to the public health, safety, or welfare of the community.
- C. The project site is suited to the uses permitted under the proposed zoning district.
- D. The anticipated land uses on the subject site would be compatible with the existing and surrounding uses.
- E. The project site is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the *State CEQA Guidelines*.

SUGGESTED ACTION:

Recommend to the Board of Supervisors to approve Zone Change LUNR-25-12 based on Findings A through E.

ATTACHMENTS:

Attachment 1: Agenda Map

Attachment 2: Lot Line Adjustment Exhibit Maps

Attachment 3: Rezone Exhibit Map

Attachment 4: Public Comments

LUNR-25-12 (Moyle)

PROJECT DESCRIPTION:

1. LUNR-25-12 proposes to rezone as follows:

Table 1:

Assessor's Parcel Number	Existing Acreage	Existing Zoning	General Plan	Proposed Zoning
064-162-002	1.06±	RE-1	LDR	.37± acres from RE-1 to RE-2 and .62± acres from RE-1 to RE-5
064-162-003	2.59±	RE-2	LDR	0.28± acres from RE-2 to RE-5
064-162-005	.2±	R-1	LDR	.02± acres from R-1 to RE-5
064-162-014	2.17±	A-20	RR	2.17± acres from A-20 to RE-5
064-162-015	20.02±	A-20	RR	20.02± acres from A-20 to RE-5

LDR = Low Density Residential
RR= Rural Residential

The table above depicts the parcels subject to the proposed zone change. Parcels 064-162-002, -003, and -005 are proposing to rezone portions of the parcel as shown above while parcel -014 and -015 are proposing to rezone the entire parcel from A-20 to RE-5. This rezone application is to allow for the applicant to achieve a coordinated series of five lot line adjustments between thirteen legal parcels. There would not be an increase in the number of parcels or a change in the residential development potential and density of the parcels. The maps for the lot line adjustments have been included in this report for continuity however the action of the maps are under the purview of the County Surveyor and are not a part of this Zone Change action. Table 2 has been included to depict the draft Exhibit Maps.

Table 2:

Draft Exhibit Map #
Exhibit Map 1: T-25-4
Exhibit Map 2: T-25-5
Exhibit Map 3: T-25-15
Exhibit Map 4: T-25-16
Exhibit Map 5: T-25-17

PROJECT SITE DESCRIPTION:

2. The project site was recently affected by the TCU September Lightning Complex Fire, which occurred on September 2, 2025. Combined, the project site contained a garage, house and accessory structures all of which were completely destroyed in the fire. Currently, the site is vacant. On behalf of the property owner, the applicant has proposed a coordinated series of five lot line adjustments and associated rezones across the subject parcels. The north portion of the site is located within the General Plan Identified Community of Chinese Camp and is surrounded by residential and agriculturally zoned parcels. The proposed Zone Change LUNR-25-12 would allow the applicant to achieve the proposed lot line adjustment as shown in Attachment 2.

GENERAL PLAN AMENDMENT AND ZONE CHANGE FINDINGS:

Chapter 17.100 of the TCOC requires that evidence be shown that the proposed project meets the necessary findings for amendments Zoning Ordinance. Below are the required findings and information to support Staff's recommendation to approve the proposed project.

A. The ordinance amendment is consistent in principle with the general plan, zoning code,

LUNR-25-12 (Moyle)

and applicable specific plan.

3. The existing Low Density Residential (LDR) and Rural Residential (RR) General Plan land use designation is consistent with the proposed RE-2 and RE-5 zoning districts, as identified in Table 1.3 of the Technical Background Report of the 2018 Tuolumne County General Plan. Accordingly, the proposed project is consistent with both the Tuolumne County General Plan and the Tuolumne County Zoning Ordinance.
4. The purpose of the RE-2 zoning district is to provide areas where persons may enjoy rural residential living while engaging in limited agricultural pursuits or maintaining livestock. Permitted uses within the RE-2 zoning district include: one primary single-family dwelling per parcel; one guesthouse or one detached secondary single-family dwelling not exceeding one thousand two hundred (1,200) square feet of living area; general farming and ranching; private garages; and accessory structures appurtenant to permitted uses. Conditional uses allowed in the RE-2 zoning district, subject to first securing a use permit, include one guesthouse or one detached secondary single-family dwelling, exceeding one thousand two hundred (1,200) square feet of living area. The minimum parcel size in the RE-2 district is two gross acres and 100 feet in width at the front setback line. Each resulting parcel zoned RE-2 would meet the minimum size requirements and therefore is consistent with the RE-2 zoning district.
5. The purpose of the RE-5 district is to provide a low-density residential zoning classification offering country-estate type living conditions while maintaining large areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. Permitted uses within the RE-5 zoning district include: one primary single-family dwelling per parcel; one guesthouse or one detached secondary single-family dwelling not exceeding one thousand two hundred (1,200) square feet of living area; general farming and ranching; private garages; and accessory structures appurtenant to permitted uses. Conditional uses allowed in the RE-5 zoning district, subject to first securing a use permit, include one guesthouse or one detached secondary single-family dwelling, exceeding one thousand two hundred (1,200) square feet of living area. The minimum parcel size in the RE-5 district is five gross acres and 100 feet in width at the front setback line. Each resulting parcel zoned RE-5 would meet the minimum size requirements and therefore is consistent with the RE-5 zoning district.
6. The Low Density Residential (LDR) designation provides for single-family, detached residences on individual parcels and allows a second dwelling unit to support family needs and affordable housing. LDR is intended for urban or urbanizing areas suitable for low-density residential development, with typical parcel sizes ranging from 7,500 square feet to two acres. The proposed rezoning to RE-2 and RE-5 is consistent with the LDR designation because all districts support single-family residential use at low densities. Although RE-2 and RE-5 allow larger minimum parcel sizes than typical LDR development, they maintain the same residential character while reflecting existing rural conditions, limited infrastructure, and surrounding parcel sizes. Table 1.3 of the Technical Background Report of the 2018 Tuolumne County General Plan indicates that the existing LDR General Plan land use designation is compatible with RE-2 and RE-5 zoning district. Each parcel with the LDR designation would meet the minimum size requirement and would be compatible with the purpose of the designation. Therefore, the proposed project is consistent with the Tuolumne County General Plan.
7. The Rural Residential (RR) designation provides country-estate type living conditions while maintaining large areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation is found in areas which have limited public services and serves as a buffer between urban and urbanizing areas and agricultural land. Typical uses allowed in the RR designation include one single family dwelling per parcel, one secondary dwelling per parcel, agricultural uses, such as crop production and grazing, roadside stands for

LUNR-25-12 (Moyle)

agricultural products, and public facilities. The proposed rezoning to RE-5 is consistent with the RR designation because it maintains single-family residential use at low-density rural parcel sizes, aligns with the existing rural service context, and preserves the character of an estate-type residential neighborhood rather than a higher density suburban pattern. Table 1.3 of the Technical Background Report of the 2018 Tuolumne County General Plan indicates that the existing RR General Plan land use designation is compatible with RE-5 zoning district. Each parcel with the RR General Plan designation would meet the minimum size requirement and would be consistent with the purpose of the RR designation.

8. Public water and sewer services are not available in this portion of Chinese Camp, and development relies on individual wells and on-site wastewater systems. The proposed portion of rezoning to RE-2 and RE-5 is appropriate and consistent with the General Plan and Ordinance Code because these zoning districts are specifically intended for low-density residential development in areas without public utilities. The larger minimum parcel sizes required under the RE-2 and RE-5 districts ensure that development can be adequately accommodated using on-site infrastructure without increasing service demands. The project also includes a series of ministerial resubdivisions processed under Chapter 16.11 of the TCOC, which reconfigure the boundaries of 13 existing legal parcels into 13 resulting parcels, with no increase in parcel count or development potential.

B. The proposed amendments would not be detrimental to the public health, safety, or welfare of the community.

9. The proposed Zone Change will maintain the existing residential density on the site and will not introduce incompatible land uses. Per Table 17.12.1 of the Tuolumne County Ordinance Code, the RE-2 and RE-5 zoning districts permit one primary single-family dwelling per legal parcel, with Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) allowed ministerially pursuant to Chapter 17.36. Any additional primary dwelling would require approval of a Conditional Use Permit. Because the project maintains the same number of legal parcels, the maximum number of primary dwelling units that may be developed remains unchanged and consistent with surrounding land uses.

Table 3: Residential Density and Dwelling Units Allowed in RE-2 and RE-5

Residential Use	RE-2	RE-5	Level of Review
One primary single-family dwelling per parcel	Permitted	Permitted	Ministerial
Accessory Dwelling Unit (ADU)	Permitted	Permitted	Ministerial (Ch.17.36)
Junior ADU	Permitted	Permitted	Ministerial (Ch.17.36)
Two single-family dwellings per parcel (or one duplex)	Conditional	Conditional	Discretionary Conditional Use Permit

10. On August 11th, 2025, fifty-seven adjoining property owners within 1,000 feet were notified of the project via mail. The CDD received no response. The project was also sent to several advisory agencies. Three responses were received by the California Department of Transportation (Caltrans), the State Water Resources Control Board (SWRCB) and the Central Sierra Environmental Resource Center (CSERC). All comment letters have been attached to this report. The letters received by Caltrans and SWRCB were standard responses. CSERC raised the following concerns, which staff addresses in section #11, #12, #13 and #14 below:

CSERC Comments Summarized

- **Inaccurate Public Notice Description**

LUNR-25-12 (Moyle)

CSERC asserts that the August 11, 2025, advisory notice is misleading and incomplete, failing to accurately describe the applicant's true request. It is believed the notice does not provide the public with sufficient understanding of the project scope.

- **Undisclosed Subdivision of Agricultural Land**

CSERC claims that Parcel A (260.5 acres zoned AE-37) is being subdivided into three parcels (37.1 acres + 37.1 acres + 186 acres), yet this subdivision is not disclosed in the advisory notice summary. They emphasize that, even though Parcel A lies outside the Townsite of Chinese Camp, it is still within Tuolumne County and subject to public review under the County's Ordinance Code and General Plan.

- **Incomplete Zone Change Information**

CSERC states that the advisory notice only mentions a 0.37-acre zoning change from RE-1 to RE-2 on APN 064-162-002 but omits another 0.62 acres proposed to change from RE-1 to RE-5. CSERC references that the notice incorrectly references land zoned R-1, when no such zoning exists on the subject properties.

- **Request for Correction and Recirculation**

CSERC recommends that the County revise and recirculate the advisory notice to correct errors and omissions and restart the public notice period to ensure full disclosure of the project's scope and effects.

11. Staff appreciates CSERC's review and input regarding the Moyle Properties, LP / Moyle Livestock, LP project. The comment refers to the subdivision of a 260.5-acre parcel zoned AE-37 into three parcels. This parcel is not part of the applicant's rezoning request under LUNR-25-12. The exhibit maps included with the advisory stakeholder notice were provided for context to illustrate the applicant's overall intentions. The reconfiguration of this larger AE-37 parcel is being processed separately as a resubdivision (lot line adjustment) through the County Surveyor's Office. For clarification, a resubdivision involves adjusting lot lines between parcels under the same ownership, whereas a lot line adjustment generally occurs between parcels under separate ownership. Accordingly, the referenced AE-37 parcel is outside the scope of the rezoning currently under review. The resubdivision action would not result in an increase in the number of parcels and does not entail a land division or subdivision.
12. CSERC noted that the acreage proposed to change from RE-1 to RE-5 was omitted from the original advisory notice. Staff has clarified the correct acreage reflected within the report. CSERC also noted an incorrect reference to land zoned R-1; however, this reference corresponds to a valid portion of the project site. The applicant is proposing to rezone approximately 0.2± acres (APN 064-162-005) from R-1 to RE-5 as part of the application.
13. The advisory stakeholder notice is issued as a courtesy by the Land Use and Natural Resources Division to obtain early input from interested parties before the formal public hearing process. It is not the official public notice required by ordinance. Per Tuolumne County Ordinance Code Chapter 17.100 (Permits and Procedures), the County provides formal notification consistent with the timelines and requirements established for projects scheduled for a public hearing. The advisory stakeholder notice therefore serves only as an early communication tool to identify issues and address them proactively prior to scheduling the item before the Planning Commission or Board of Supervisors.
14. The Tuolumne County Building and Safety Division, Public Works Department, and Fire Prevention Division all indicated no comments through the online OpenGov permitting system. All comments received have been attached to this report.

C. The project site is suited to the uses permitted under the zoning district.

15. The project consists of rezoning portions of five parcels as identified in Table 1 above. The

LUNR-25-12 (Moyle)

Agenda Map (Attachment #1) illustrates the existing zoning within the project area. The proposed zone change would not alter the overall residential development potential of the site nor significantly modify the range of allowable uses on the resulting parcels as shown in Table 3 above.

16. The purpose of the rezoning is to facilitate a lot line adjustment involving 13 legal parcels under common ownership. To accomplish this, the applicant's surveyor, Mr. David Ragland, prepared a coordinated series of five exhibit maps that incrementally adjust parcel boundaries to achieve the desired configuration. The resulting layout of the parcels following completion of these adjustments is depicted on Draft Exhibit Map 5 (T-25-17 within Attachment 2). The application would not result in an increase number of parcels.
17. The proposed rezoning of APNs 064-162-014 and 064-162-015 from A-20 (General Agriculture, Twenty-Acre Minimum) to RE-5 (Residential Estate, Five-Acre Minimum) also results in a reduction in land use intensity. The A-20 district, as defined in Tuolumne County Ordinance Code Chapter 17.10, permits a broader range of commercial and agricultural operations, including commercial events, farm stays, agricultural processing, and other activities that are not permitted in the RE-5 district. In contrast, the RE-5 district, under Chapter 17.12, limits primary uses to single-family residences, accessory structures, and small-scale agricultural or home-based activities typical of rural residential living. As such, rezoning from A-20 to RE-5 reduces the scope of potential land use intensity, removes higher-impact commercial agricultural activities, and ensures long-term compatibility with the surrounding rural residential character of the area.
18. The project does not create new parcels or increase overall residential development potential. The proposed zoning districts, RE-2 and RE-5, allow a density as shown in Table 3 above and is consistent with Zoning and General Plan density standards. The project will not change what can already be developed, will not increase population density, and will maintain the established low-density and rural residential character.
19. Pursuant to Table 14.10(B) of the Ordinance Code, a cultural resources study is required when certain indicators are found on a project site, which include a site containing or being adjacent to a parcel that contains known archaeological or historic sites, the presence of rock retaining walls, evidence of historic era mining, evidence of Native American habitation, structures older than 50 years, or a site within 100 meters of a river, spring, perennial or intermittent stream, as indicated by a blue line on the USGS quadrangle maps.
20. During the review of LUNR-25-12, it was determined that no cultural resources were found on or adjacent to the project site. Based on that there were no indicators present on site, and that no resources were observed by CDD staff during site inspections, a cultural resource study was not required for the proposed project.
21. The project site contains Residential-Park (rsp), Annual Grassland (ags), and Blue Oak Woodland (bow) habitat types. According to the *Tuolumne County Wildlife Handbook*, rsp and ags are fourth-priority habitats, providing low to moderate wildlife value. Rsp represents developed or landscaped areas such as residential and park settings, while ags consists of open grasslands dominated by annual grasses and forbs, typically found in the lower foothill regions. Bow is classified as a third-priority habitat, offering moderate wildlife value and characterized by scattered blue oaks and associated understory vegetation. A site review confirmed that the area mapped as Blue Oak Woodland does not contain 10 percent or greater oak canopy coverage, which is the threshold established by General Plan Policy 16.B.j to define oak woodland habitat subject to conservation or mitigation. Because this threshold is not met, the project does not result in the loss of oak woodland habitat and therefore does not trigger the mitigation requirements outlined in Policy 16.B.j. The project involves only a zone change and boundary adjustments, with no new development or

LUNR-25-12 (Moyle)

vegetation removal proposed. Future single-family residential use allowed under the proposed zoning would occur ministerially, while any future discretionary development would undergo separate environmental review and mitigation, if warranted.

22. The California Natural Diversity Database (CNDDDB) was consulted to identify known occurrences of special-status plant and wildlife species in the vicinity of the project area. The CNDDDB identifies four special-status plant species with potential to occur near the project site: *Verbena californica* (Red Hills vervain), *Brodiaea pallida* (Chinese Camp brodiaea), *Lomatium congdonii* (Congdon's lomatium), and *Eryngium pinnatisectum* (Tuolumne button celery). While suitable habitat for these species may exist in the broader region, the project site and any existing structures were burned during the TCU September Lightning Complex Fire, which removed most vegetation and ground cover across the affected parcels.
23. No new development is proposed as part of this zone change. The project involves rezoning and boundary adjustments only, and does not authorize construction, grading, or vegetation removal. Future development of these parcels may include single-family dwellings consistent with the proposed RE-2 and RE-5 zoning districts, which are ministerial in nature and subject to standard building permit review. The project does not increase the number of parcels that could be developed residentially in the future, nor does it expand the intensity or type of land use allowed. Should any future development require a discretionary entitlement, that project could be subject to separate environmental review under the California Environmental Quality Act (CEQA), which may include biological studies or mitigation measures as warranted. Based on the post-fire condition of the site, the limited scope of the proposed action, and the absence of new ground disturbance, preparation of a biological study was not warranted. Accordingly, the proposed rezoning and boundary adjustments will not result in impacts to special-status species or sensitive habitats.

D. The anticipated land uses on the subject site would be compatible with the existing and future surrounding uses.

24. The proposed rezoning to RE-2 and RE-5 maintains the same single-family residential use type and low-density character as adjoining properties. The R-1 to RE-5 and A-20 to RE-5 conversions reduce overall land-use intensity and remove allowances for higher-impact agricultural or commercial activities permitted in the A-20 district, thereby increasing compatibility with the nearby residential uses.
25. The project consists of a Zone Change to facilitate a series of lot line adjustments and does not introduce new land uses, increase residential density, or alter the existing development pattern of the area. The resulting zoning is consistent with the applicable General Plan land use designations and zoning standards.

E. Amending the zoning of the project site is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the *State CEQA Guidelines*.

26. After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the *State CEQA Guidelines* because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project entails a rezone to facilitate a Lot Line Adjustment to adjust property boundaries between thirteen legal parcels. There would not be an increase in the number of parcels or a change in the residential development potential and density of the parcels. There would not be a change in

LUNR-25-12 (Moyle)

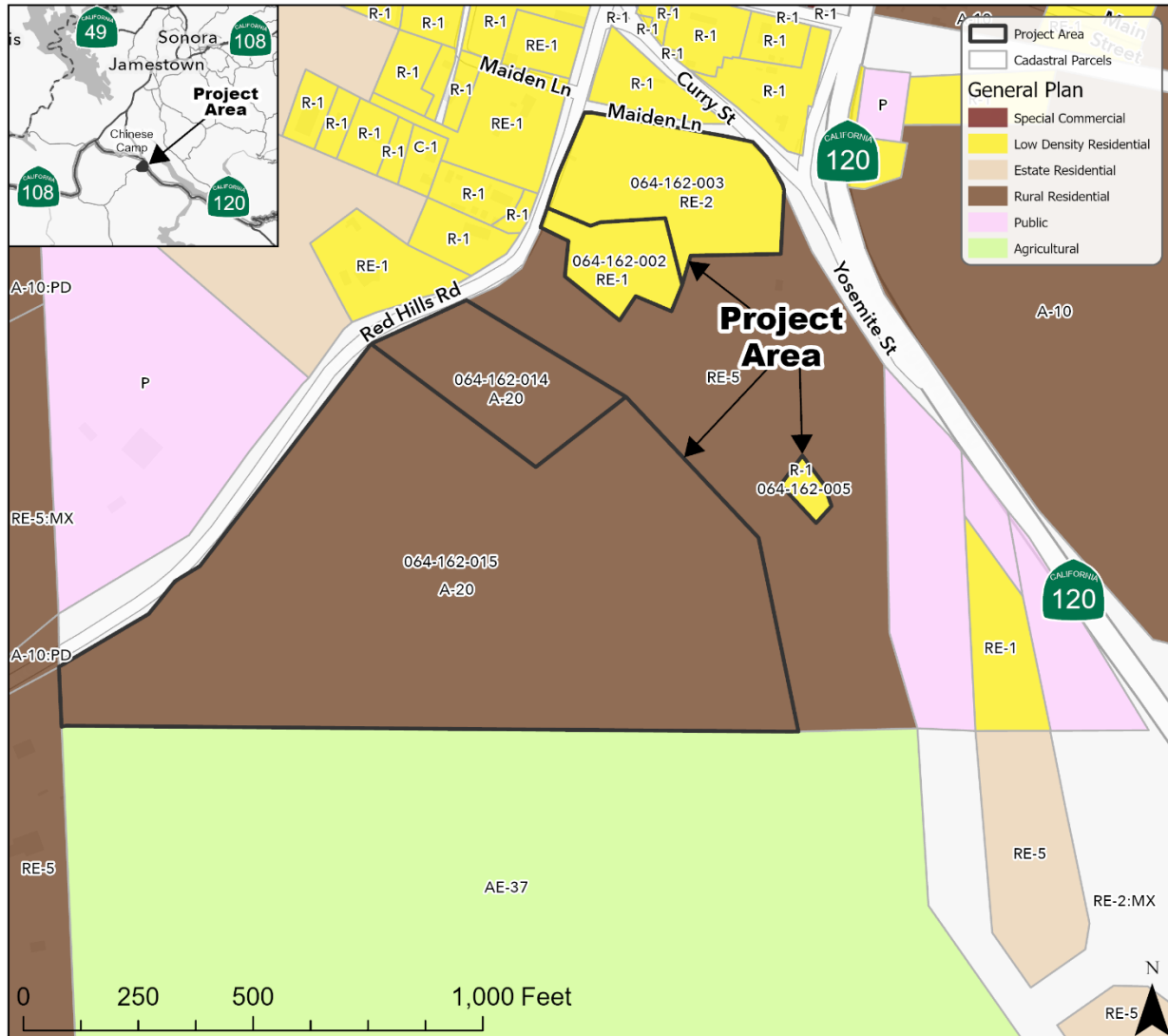
the allowable uses in any of the resulting parcels. No development is proposed. None of the exceptions listed in Section 15300.2 apply to this project.

PREPARED BY: Cheydi Smith, Senior Planner

LUNR-25-12 (Moyle)

Attachment 1: Agenda Map

LUNR 25-12



Project: LUNR 25-12

Applicant/Owner: David Ragland for Lee Moyle (Moyle Properties/Moyle Livestock LP)

APN: 064-162-002, -003, -005, -014, -015

Acres: 23.04± acres

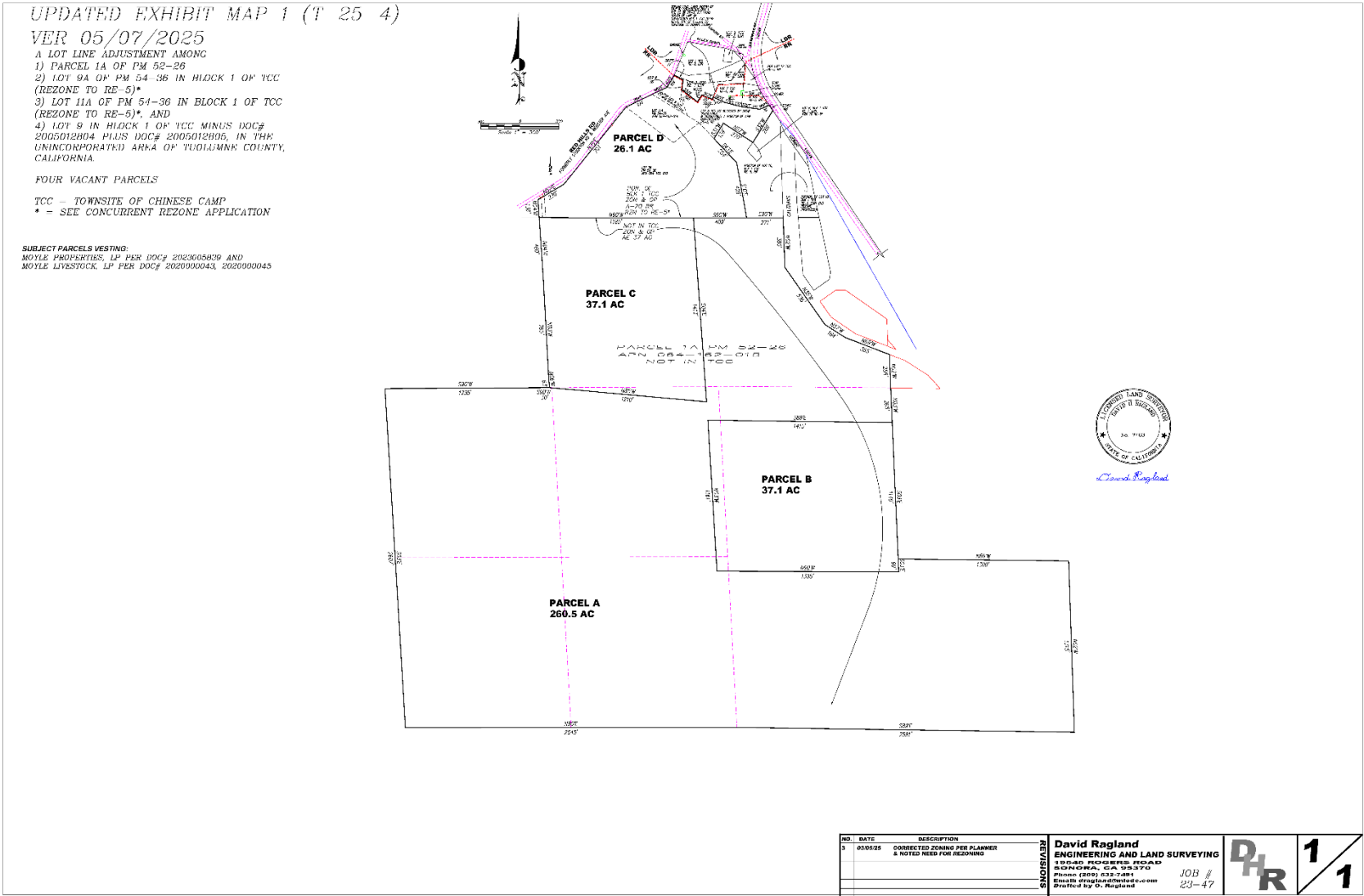
Current Zoning: RE-1 (Residential Estate One Acre Minimum), RE-2 (Residential Estate Two Acre Minimum), A-20 (General Agriculture, Twenty Acre Minimum), R-1 (Single Family Residential)

Current General Plan Designation: LDR (Low Density Residential) and RR (Rural Residential)

Project Description: Project LUNR 25-12 for a Zone Change to rezone the following under Title 17 of the Tuolumne County Ordinance Code (TCOC) as follows:

- Rezone a 0.37± acre portion from RE-1 to RE-2 (APN: 064-162-002)
- Rezone a 0.62± acre portion from RE-1 to RE-5 (Residential Estate - 5 acre minimum) (APN: 064-162-002)
- Rezone a 0.28± acre portion from RE-2 to RE-5 (APN: 064-162-003)
- Rezone a 0.02± acre parcel from R-1 to RE-5 (APN: 064-162-005)
- Rezone a 2.17± acre parcel from A-20 to RE-5 (APN: 064-162-014)
- Rezone a 20.02± acre parcel from A-20 to RE-5 (APN: 064-162-015)

Attachment 2: Lot Line Adjustment Exhibit Maps 1- 5



LUNR-25-12 (Moyle)

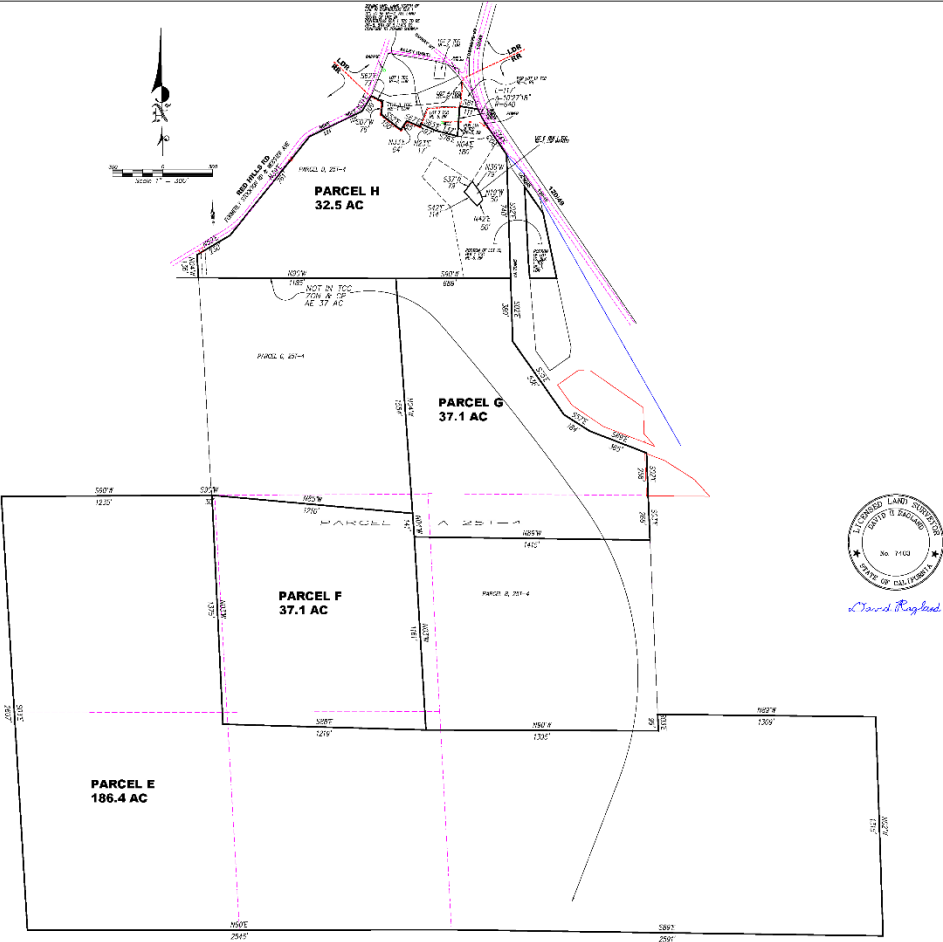
UPDATED EXHIBIT MAP 2 (T-25-5)

- VERSION 05/07/2025
A LOT LINE ADJUSTMENT AMONG
1) PARCEL A OF APPLICATION T25-4
2) PARCEL D OF APPLICATION T25-4
3) LOT 10 MINUS PORTIONS CONVEYED TO CALTRANS
IN 303 OR 114 AND MINUS 2005012803, IN BLOCK 1
OF TCC.
4) LOT 8 IN BLOCK 1 OF TCC MINUS PORTIONS
CONVEYED TO CALTRANS
IN THE UNINCORPORATED AREA OF TUOLUMNE
COUNTY, CALIFORNIA.

THREE VACANT PARCELS
TEAR DOWN HOUSE ON LOT 8

TCC = TOWNSITE OF CHINESE CAMP

SUBJECT PARCELS VESTING:
MOYLE PROPERTIES, LP PER DOC# 2023005839 AND
MOYLE LIVESTOCK, LP PER DOC# 2020000043, 2020000045



David Ragland
ENGINEERING AND LAND SURVEYING
28845 HODGES ROAD
SONOMA, CA 94967
Phone (259) 832-7481
Email: dragland@mls.com

JOB #
23-47



David Ragland
ENGINEERING AND LAND SURVEYING
19545 ROGERS ROAD
SONORA, CA 95370
Phone (209) 632-7491
Email: dragland@mlsdc.com

VERSION 05/07/2025

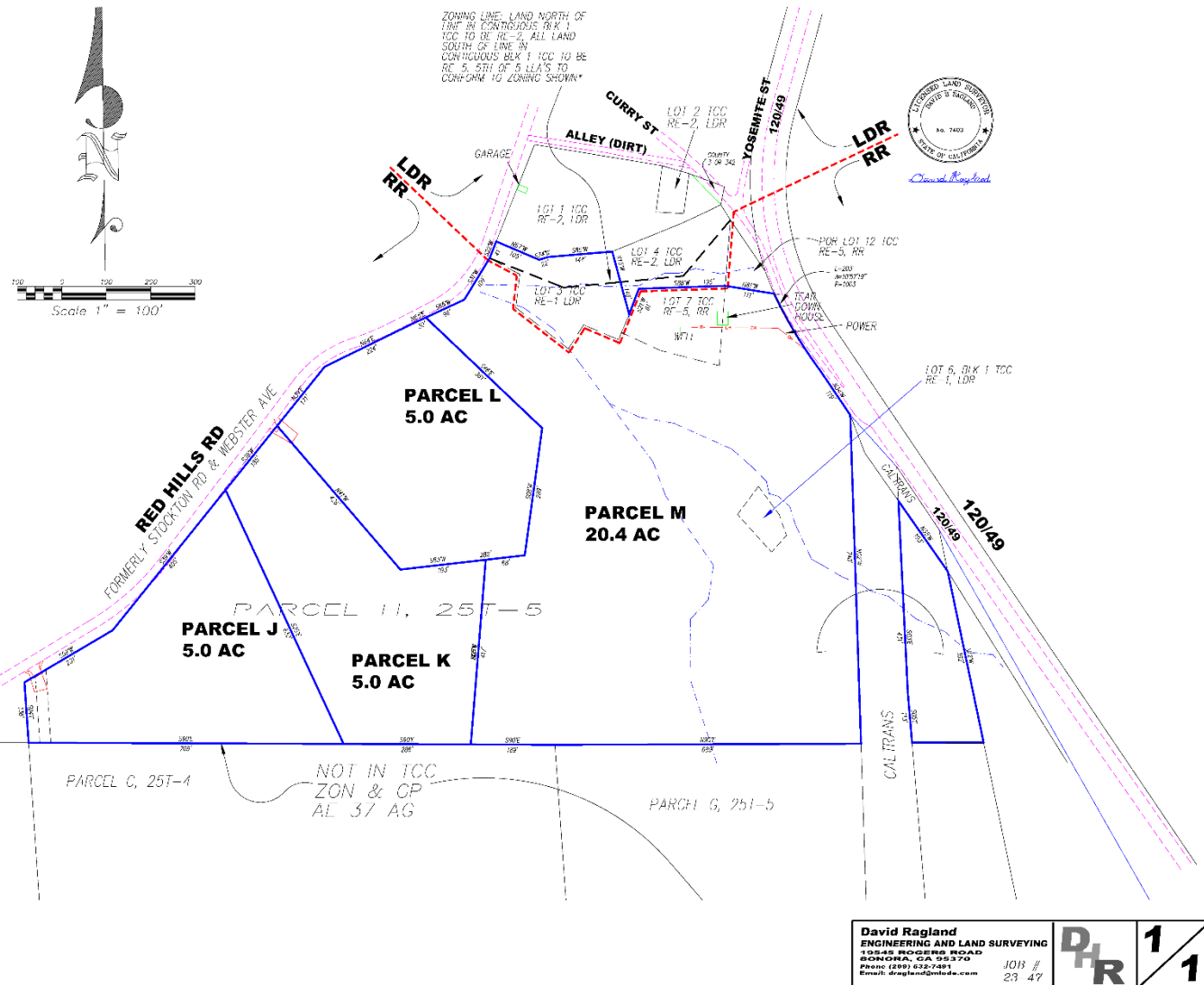
A LOT LINE ADJUSTMENT AMONG
1) PARCEL II OF APPLICATION T25-5

- 2) LOT 3, BLOCK 1 OF TCC
3) LOT 6, BLOCK 1 OF TCC.
4) LOT 7, BLOCK 1 OF TCC.
IN THE UNINCORPORATED AREA OF TUOLUMNE
COUNTY, CALIFORNIA.

THREE VACANT PARCELS
TEAR-DOWN HOUSE ON PROPOSED PARCEL M

TCC - TOWNSITE OF CHINESE CAMP

SUBJECT PARCELS VESTING:
MOYLE PROPERTIES, LP PER DGC# 2023005839 AND
MOYLE LIVESTOCK, LP PER DGC# 2020000043, 2020000045



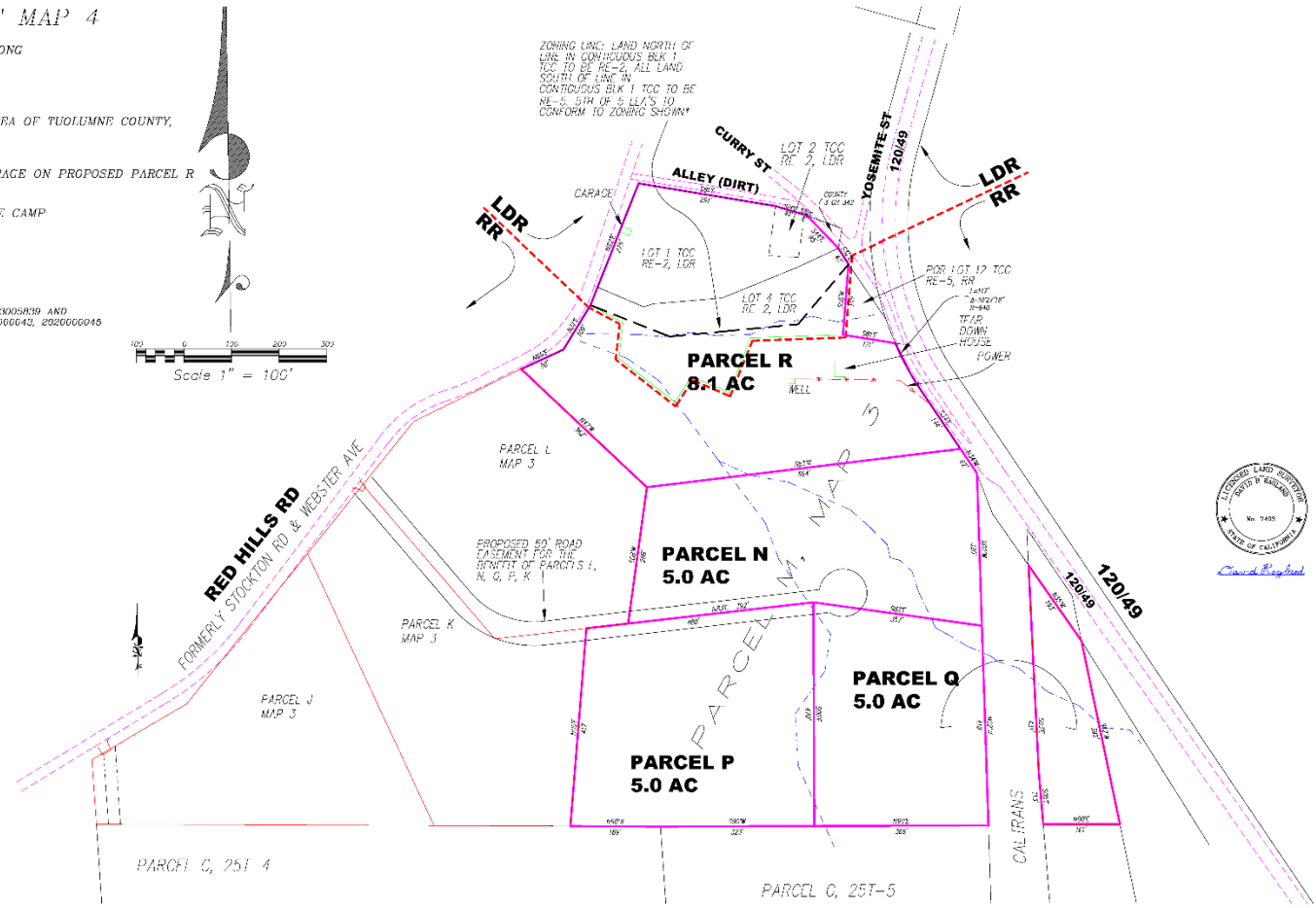
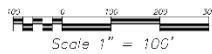
DRAFT EXHIBIT MAP 4

VERSION 05/07/2025
A LOT LINE ADJUSTMENT AMONG
1) PARCEL M OF MAP 3
2) LOT 1, BLOCK 1 OF TCC
3) LOT 2, BLOCK 1 OF TCC
4) LOT 4, BLOCK 1 OF TCC
IN THE UNINCORPORATED AREA OF TUOLUMNE COUNTY,
CALIFORNIA

TWO VACANT PARCELS
TEAR-DOWN HOUSE AND GARAGE ON PROPOSED PARCEL R

TCC = TOWNSITE OF CHINESE CAMP

SUBJECT PARCELS VESTING:
MOYLE PROPERTIES, LP PER DOC# 2020005839 AND
MOYLE LIVESTOCK, LP PER DOC# 2020006043, 2020006045



David Ragland
ENGINEERING AND LAND SURVEYING
18626 ROGERS ROAD
SONOMA, CA 94970
Phone (800) 535-7491
Email dragland@moyle.com

JOB #
23-47



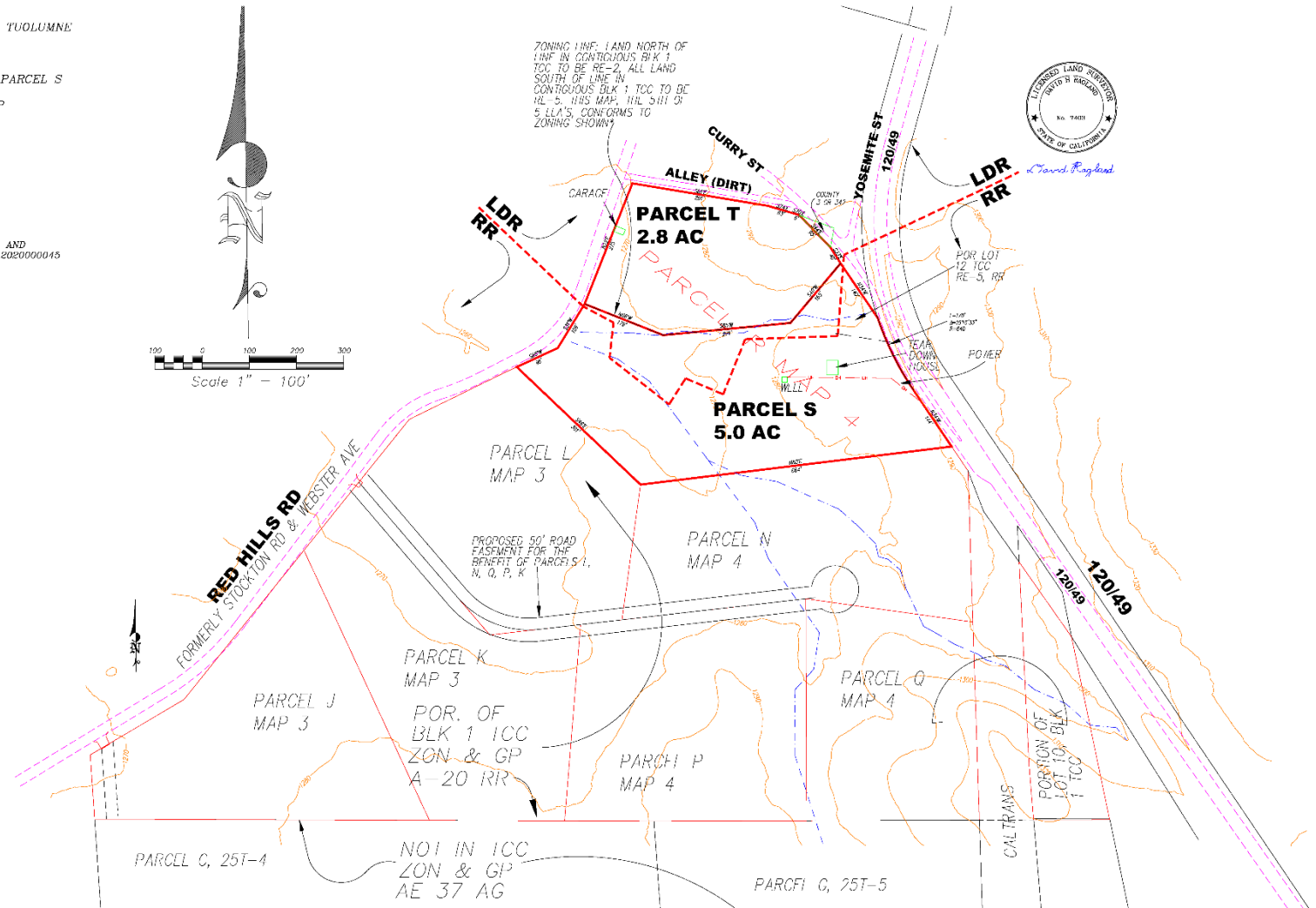
LUNR-25-12 (Moyle)

DRAFT EXHIBIT MAP 5
VERSION 05/07/2025
A LOT LINE ADJUSTMENT AMONG
1) PARCEL R OF MAP 4
2) POR LOT 12, BLOCK 1 OF TCC.
IN THE UNINCORPORATED AREA OF TUOLUMNE
COUNTY, CALIFORNIA.

GARAGE ON PROPOSED PARCEL T
TEAR-DOWN HOUSE ON PROPOSED PARCEL S

TCC - TOWNSITE OF CHINESE CAMP

SUBJECT PARCELS VESTING:
MOYLE PROPERTIES, LP PER DOC# 2023005839 AND
MOYLE LIVESTOCK, LP PER DOC# 2020000043, 2020000045

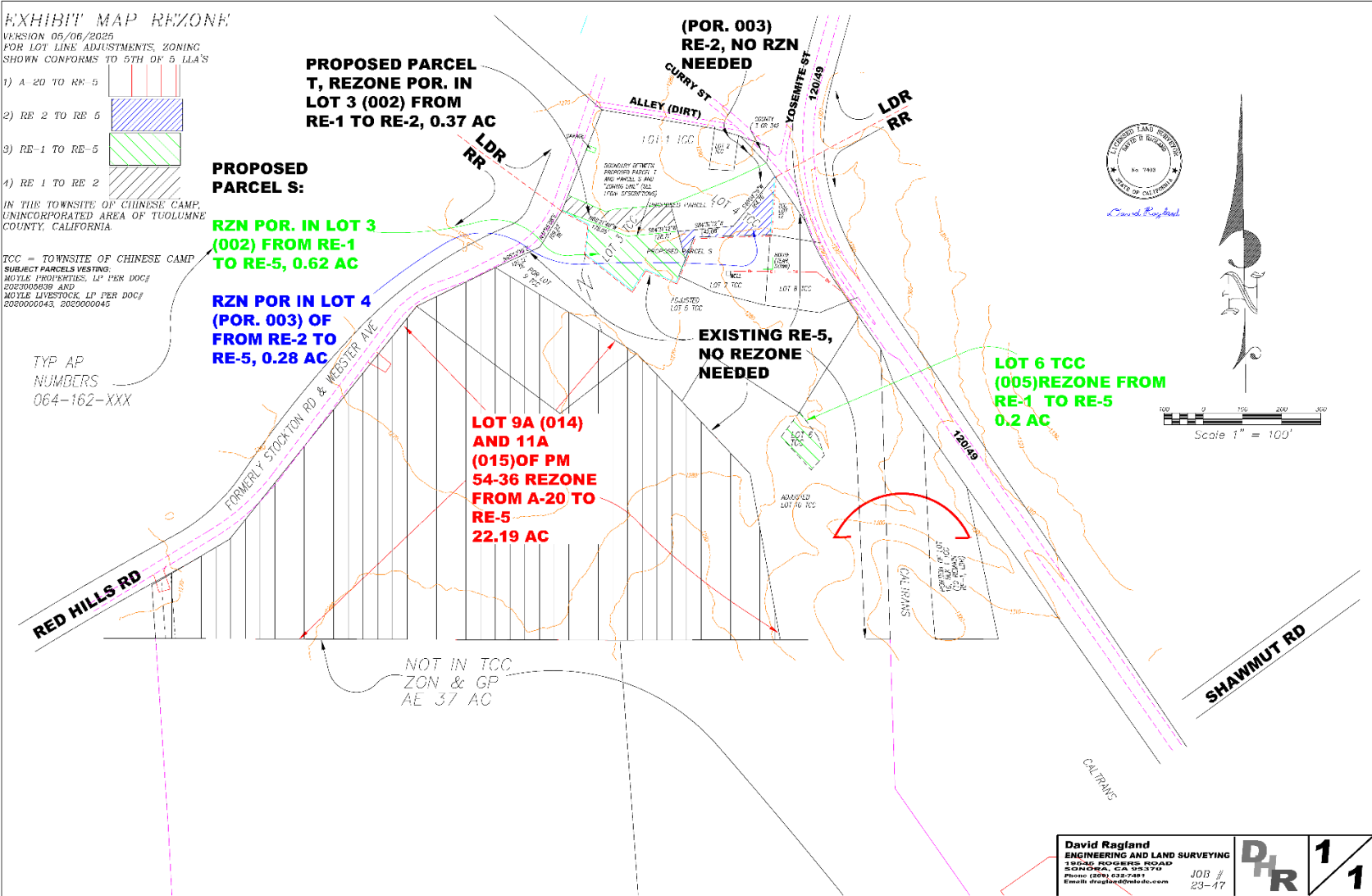


David Ragland
ENGINEERING AND LAND SURVEYING
19545 ROGERS ROAD
SONORA, CA 95370
Phone (209) 532-7491
Email: dragland@mlode.com

JOB #
23-47

D _H R	1 / 1
------------------	-------

Attachment 3: Rezone Exhibit Map



Attachment 5: Public Comments

From: [Villamil, Dariana@DOT](mailto:Villamil,Dariana@DOT)
To: [Cheydi Smith](#)
Cc: [Ponce, Gregoria@DOT](mailto:Ponce,Gregoria@DOT)
Subject: Caltrans Response- LUNR 25-12 Rezoning Application
Date: Monday, August 11, 2025 2:08:22 PM
Attachments: [image001.png](#)

Hi Cheydi,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the LUNR 25-12 Rezoning Application located at 13515 Red Hills Road in the community of Chinese Camp. The project site is approximately 230± feet southeast of the intersection of Red Hills Road and Maiden Lane, consisting APN 064-162-002, -003, -005, -014, -015

If any construction related activities will encroach into Caltrans Right of Way (ROW), the project proponent must apply for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. All California Environmental Quality Act (CEQA) documentation, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies will include an analysis of potential impacts to any cultural sites, historic properties, biological resources, hazardous waste locations, scenic highways, and/or other environmental resources within Caltrans ROW, at the project site(s).

Caltrans has no additional comments at this time. However, Caltrans requests to be included in the review process for all future development at this location.

Thank you,



**Dariana
Villamil**

D10 Office of Rural Planning

(209) 986-5762

From: Romero-Maraccini, Ofelia@Waterboards
To: [Taryn Vanderpan](#); [Cheydi Smith](#)
Subject: RE: Stakeholder Notification - Tuolumne County - LUNR-25-12
Date: Monday, August 11, 2025 8:25:57 AM
Attachments: [image001.png](#)

Good morning Cheydi,

I have reviewed the project description and no new public water system will be created as a result of the rezoning. As such the Division of Drinking will not be involved moving forward.

Thanks,



Ofelia Romero-Maraccini, Ph.D., P.E.

District Engineer, Yosemite District - Division of Drinking Water
Central California Drinking Water Field Operations Branch
State Water Resources Control Boards

Email: Ofelia.Romero-Maraccini@Waterboards.ca.gov

Phone: (559) 447-3135

265 West Bullard Avenue, Suite 101, Fresno CA 93704

Website: www.waterboards.ca.gov

Follow: [X](#) | [YouTube](#) | [Facebook](#) | [LinkedIn](#)

From: Taryn Vanderpan <TVanderpan@co.tuolumne.ca.us>
Sent: Monday, August 11, 2025 8:06 AM
Subject: Stakeholder Notification - Tuolumne County

Caution: External Email. Use caution when clicking links or opening attachments. When in doubt, contact DIT or use the Phish Alert Button.

Good Morning,

I have attached a stakeholder notification for a proposed project in Tuolumne County. If you have any questions or comments, please feel free to contact the project planner noted in the attached document.

Thank you,

Taryn Vanderpan
Planning Administrative Technician II
Office: (209) 533-5635
Fax: (209) 533-5616
Email: TVanderpan@co.tuolumne.ca.us



Central Sierra Environmental Resource Center
Box 396, Twain Harte, CA 95383 • (209) 586-7440 • fax (209) 586-4986

Visit our website at: www.cserc.org or contact us at: johnb@cserc.org

VIA EMAIL

August 25, 2025

Cheydi Smith
Community Development Department
2 South Green Street
Sonora, CA 95370

**CSERC COMMENTS FOR
THE MOYLE PROPERTIES LP/ MOYLE LIVESTOCK LP LUNR-25-12**

The August 11, 2025 Advisory Notice ("Advisory Notice") contains material flaws resulting in interested stakeholders and the public not having an accurate understanding of the applicant's request.

The Advisory Notice currently fails to properly disclose the following key facts:

1. The applicant is seeking to subdivide a 260.5 acre parcel zoned AE-37 into three separate parcels. Two of the Exhibit Maps indicate that Parcel A is being proposed to be carved up from a single 260.5 acre parcel into two 37.1 acre parcels and an 186 acre parcel. This requested subdivision of land is not mentioned anywhere in the Advisory Notice's Summary.
2. The Advisory Notice fails to correctly disclose the requested zoning changes. Specifically, the Advisory Notice simply states that 0.37 acres of APN 064-162-002 is being proposed to change from RE-1 to RE-2. However, an additional 0.62 acres of that APN is also being proposed to change from RE-1 to RE-5.
3. The Advisory Notice indicates that at least some of the property at issue is zoned R-1 when there is no land so designated.

CSERC strongly recommends that the Advisory Notice be corrected and recirculated so that proper notification about actual proposed scope and details of the application are made known to interested stakeholders and the public. Additionally, there is no description of potential effects from the overall amount of proposed subdivision.

Literally hundreds of acres are being proposed for subdivision, but there is no mention of that at all in the Summary. CSERC was informed by the CDD that the requested subdivision of Parcel A was not included in the Advisory Notice because the parcel is outside of the townsite of Chinese Camp. Parcel A, however, is located within Tuolumne County and, therefore, is subject to the TCOC and the County's General Plan. The subdivision request is subject to public notice and review.

As to the substance of the requested application, CSERC has no comment at this time regarding the requested rezoning and lot line adjustments for those APNs listed in the current Advisory Notice Summary: 064-162-002, -003, -005, -014, and -015. However, CSERC urges that the Advisory Notice be corrected and recirculated with a reinitiation of the notice period due to the unfortunate flaws and omissions.

Thank you for your consideration. Please contact me should you have any questions or need any further information.

A handwritten signature in black ink, appearing to read 'Chelsea', followed by a horizontal line.

Chelsea Lewandowski
Conservation Coordinator

LUNR-25-24 (Solari RZ)

DATE: December 3, 2025

SURFACE/MINERAL

RIGHTS OWNER: William S. Solari, II et al Trustee

APPLICANT: Land and Structure

PROJECT SITE SIZE: 160± Acres

CURRENT ZONING: AE-37:MX:AIR

PROPOSED ZONING: Portions to O:AIR and O-1:AIR

CURRENT GENERAL PLAN: AG

SUPERVISOR DISTRICT: 5 - Brandon

PROJECT AND LOCATION

PROJECT

DESCRIPTION: Ordinance for Zone Change LUNR-25-24 to rezone 32.13± acres of a 160-acre parcel from AE-37:MX:AIR (Exclusive Agricultural, Thirty Seven Acre Minimum:Mobile Home Foundation Combining:Airport Combining) to O:AIR (Open Space:Airport Combining) and rezone 0.49± acres of the 160 acre site from AE-37:MX:AIR to O-1:AIR (Open Space-1:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.

LOCATION: The project site is located at 10085, 10079, and 10095 North Airport Road in the community of Columbia, southwest of the intersection of North Airport Road and Chili Gulch Road. Assessor's Parcel Number 032-120-040. The site is located within Supervisorial District 5.

ENVIRONMENTAL EVALUATION

After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15307 because the project entails an action taken by a regulatory agency as authorized by local ordinance to assure the protection of a natural resource where the regulatory process involves procedures for protection of the environment. Zone Change LUNR-25-24 consists of rezoning portions of the site to O:AIR and O-1:AIR to protect biological and cultural resources.

RECOMMENDATION:

Community Development Department Staff recommends approval of LUNR-25-24 based upon the following findings pursuant to Chapter 17.100.110 of the TCOC:

- A. The ordinance amendment is consistent in principle with the general plan, zoning code, and any applicable specific plan.
- B. The proposed amendment would not be detrimental to the public health, safety, or welfare of the community.
- C. The project site is suited to the uses permitted under the proposed zoning district.

LUNR-25-24 (Solari RZ)

- D. The anticipated land uses on the subject site would be compatible with the existing and surrounding uses.
- E. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15307 of the *State CEQA Guidelines*.

SUGGESTED ACTION:

Recommend to the Board of Supervisors to approve Zone Change LUNR-25-24 based on Findings A through E.

ATTACHMENTS:

Attachment 1: Agenda Map

Attachment 2: Open Space Map

Attachment 3: Public Comments

LUNR-25-24 (Solari RZ)

PROJECT DESCRIPTION:

LUNR-25-24 consists of a Zone Change to rezone portions of the site from AE-37:MX:AIR to O:AIR and O-1:AIR. The Zone Change to O and O-1 zoning are required as mitigation to protect biological and cultural resources on site is associated with Tentative Parcel Map T20-006. Tentative Parcel Map T20-006, which was approved by the County Surveyor on December 2, 2021, would divide the 160-acre site into 4 parcels. Tentative Parcel Map T20-006 and the conditions of the map are not within the purview of this Zone Change application. LUNR-25-24 would not modify any of the project details associated with the Tentative Map. Any environmental impacts associated with Tentative Parcel Map T20-006 were addressed in the Initial Study/Mitigated Negative Declaration and Notice of Determination. The Zone Change to O and O-1 is required prior to recording the Final Map for T20-006.

ZONE CHANGE FINDINGS:

Chapter 17.100 of the TCOC requires that evidence be shown that the proposed project meets the necessary findings for amendments to the Zoning Ordinance. Below are the required findings and information to support Staff's recommendation to approve the proposed project.

A. The ordinance amendment is consistent in principle with the general plan, zoning code, and applicable specific plan.

1. The project consists of a Zone Change to rezone portions of the site to O:AIR and O-1:AIR. The Zone Change to Open Space and Open Space-1 zoning is required as mitigation for previously approved Tentative Parcel Map T20-006 to protect biological and cultural resources.
2. The project site contains the AG General Plan land use designation. The AG designation provides for the production of food, feed, fiber, nursery and apiary commodities and other productive or potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses or where potential conflicts can be minimized. As indicated by Table 1.3 of the Technical Background Report of the 2018 Tuolumne County General Plan, the AE-37:MX:AIR, O:AIR, and O-1:AIR zoning districts are compatible with the AG General Plan land use designation. A Zone Change to Open Space and Open Space-1 would be consistent with the intent of the AG designation.
3. The project site is zoned AE-37:MX:AIR under Title 17 of the TCOC with a proposed Zone Change to O:AIR and O-1:AIR. The purpose of the O district is to protect the public in areas not suitable for development because of flooding or other natural hazards and to provide areas of open space for the protection of wildlife habitat and scenic quality or for the preservation of cultural resources. The purpose of the O-1 district is to preserve and protect areas of valuable wildlife habitat consistent with the wildlife policies of the General Plan or areas with significant cultural resources. The intent of the Zone Change is to protect identified biological resources and cultural resources, which is consistent with the O and O-1 zoning.
4. The areas proposed for Open Space zoning contain wetland and riparian habitat and blue oak woodland habitat. Maintenance of existing roads and livestock grazing would be permitted within Open Space, as analyzed by the Initial Study/Mitigated Negative Declaration for T20-006. One of the areas proposed for Open Space-1 contains a historic spring box system and structure. This use would be permitted to continue, and any maintenance or upkeep would be permitted. These activities have historically occurred within these areas on site and would not introduce new significant impact on these features. There is no new development proposed within the areas to be designated Open Space or Open Space-1. Other uses such as vegetation removal as indicated in Chapter 17.10 of the TCOC would be permitted in the O or O-1 areas.

LUNR-25-24 (Solari RZ)

5. The project site contains the :AIR Combining zoning and contains the -AIR General Plan Overlay. The project site is located within airport Compatibility Zones A, B1, B2, and C associated with the Columbia Airport. The purpose of the :AIR Combining district is to:
 - A) Protect public health, safety and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses; and
 - B) To implement the policies of the Tuolumne County airport land use compatibility plan, as may be amended from time to time; and
 - C) To inform property owners and prospective purchasers of property within areas around airports of the proximity of the airport and aircraft use associated with the airport and that land development must comply with the Tuolumne County airport land use compatibility plan in addition to development regulations contained in the Tuolumne County General Plan and this code.

The rezoning of portions of the site to O:AIR and O-1:AIR would be consistent with the :AIR Combining district and -AIR General Plan Overlay.

6. LUNR-25-24 was reviewed in accordance with Chapters 18.24 and 18.28 of the TCOC and the Tuolumne County Airport Land Use Compatibility Plan. The application for Tentative Parcel Map T20-006 was considered by the Tuolumne County Airport Land Use Commission (ALUC) on June 4, 2020. The ALUC recommended approval with added conditions. Since LUNR-25-24 is to fulfil conditions associated with Tentative Parcel Map T20-006, the application for LUNR-25-24 was not referred to the ALUC.

B. The proposed amendment would not be detrimental to the public health, safety, or welfare of the community.

7. The Zone Change would protect biological and cultural resources on the site with Open Space and Open Space-1 zoning. The Zone Change would further restrict these areas of the site from development. The majority of the Open Space proposed along western boundary of the project site contains steep slopes that would not be suitable for development.
8. On November 13, 2025, adjoining property owners within 1000 feet were notified of the project via mail. The project stakeholder notification was posted to the Planning webpage, with automatically notifies anyone who has signed up to receive notice. Advisory Agencies were also notified of the project on November 13, 2025. Responses from stakeholders indicated the following areas of concern.

Road/Traffic

LUNR-25-24 entails the rezoning of portions of the site to O:AIR and O-1:AIR to protect biological and cultural resources. Therefore, LUNR-25-24 would not have an impact on roads or traffic. Any impacts relative to road access and traffic were analyzed under Tentative Parcel Map T20-006 and are not within the purview of LUNR-25-24.

Question of Project

Comments received indicated questions of the proposed project and questioned the type of development proposed. Staff clarified that no development is proposed at the project entails the rezoning of portions of the site to O:AIR and O-1:AIR to protect biological and cultural resources.

Biological Habitat

The Central Sierra Environmental Resource Center (CSERC) indicated concern with the quality of the biological habitat proposed to be protected with Open Space zoning, specifically

LUNR-25-24 (Solari RZ)

the area of Open Space located on the western portion of the project site. The proposed Zone Change to Open Space and Open Space-1 was analyzed under the Initial Study/Mitigated Negative Declaration for Tentative Parcel Map T20-006. The Initial Study/Mitigated Negative Declaration included a map of the proposed Open Space zoning. LUNR-25-24 is consistent with the map that was analyzed and included in the Initial Study/Mitigated Negative Declaration and is consistent with the required mitigation measures and conditions of approval for Tentative Parcel Map T20-006.

Open Space Buffer

CSERC's comment also suggested to include an additional Open Space buffer around the Open Space-1 zoning for better protection of the cultural resources. The proposed Open Space-1 zoning is in accordance with all applicable mitigation measures related to cultural resources, as analyzed by the Initial Study/Mitigated Negative Declaration for Tentative Parcel Map T20-006 and associated cultural resource study.

9. The California Department of Transportation (Caltrans) and State Water Board responded to the project and did not indicate any conditions or concerns with the project. The Fire Prevention Division, Building and Safety Division, and Public Works Department indicated no conditions or comments in the OpenGov permitting system. The Survey Division noted the associated Tentative Parcel T20-006 that was approved on December 2, 2021. Copies of the responses received have been attached to this report.

C. The project site is suited to the uses permitted under the proposed zoning district.

10. LUNR-25-24 proposes to rezone 32.13± acres of the Site to O:AIR and 0.49± acres of the site to O-1:AIR to protect biological and cultural resources that were identified under the previous parcel map review. The purpose of the O district is to protect the public in areas not suitable for development because of flooding or other natural hazards and to provide areas of open space for the protection of wildlife habitat and scenic quality or for the preservation of cultural resources. The purpose of the O-1 district is to preserve and protect areas of valuable wildlife habitat consistent with the wildlife policies of the General Plan or areas with significant cultural resources. The Zone Change is consistent with the O and O-1 zoning district.
11. The Initial Study for Tentative Parcel Map T20-006 identified riparian and aquatic habitat and identified sensitive status plant species with known habitat in riparian areas, including the Valley Elderberry and Tuolumne Button Celery. Additionally, blue oak woodland habitat containing old growth oaks were identified on the project site. All of these areas would be protected with Open Space zoning upon approval of LUNR-25-24.
12. A cultural study was prepared in February 2017 in association with Tentative Parcel Map T20-006. The Study identified 11 resources on the project site. All of the resources that were considered potentially eligible for listing and therefore potentially significant resources were required to be protected with Open Space-1 zoning as O-1 zoning is more restrictive than O zoning. LUNR-25-24 would rezone these areas to O-1:AIR and there would therefore be no impact to cultural resources.

D. The anticipated land uses on the subject site would be compatible with the existing and future surrounding uses.

13. The Zone Change to O:AIR and O-1:AIR would not modify the base zoning of the site of AE-37 and would therefore not change the overall development potential of the project site. Open Space and Open Space-1 zoning districts are compatible with all General Plan land use designations and all other zoning designations. The Open Space and Open Space-1 zoning would further restrict these areas from development and incompatible land uses.

LUNR-25-24 (Solari RZ)

E. The proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15307 of the State CEQA Guidelines.

14. After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15307 because the project entails an action taken by a regulatory agency as authorized by local ordinance to assure the protection of a natural resource where the regulatory process involves procedures for protection of the environment. Zone Change LUNR-25-24 consists of rezoning portions of the site to O:AIR and O-1:AIR to protect biological and cultural resources.

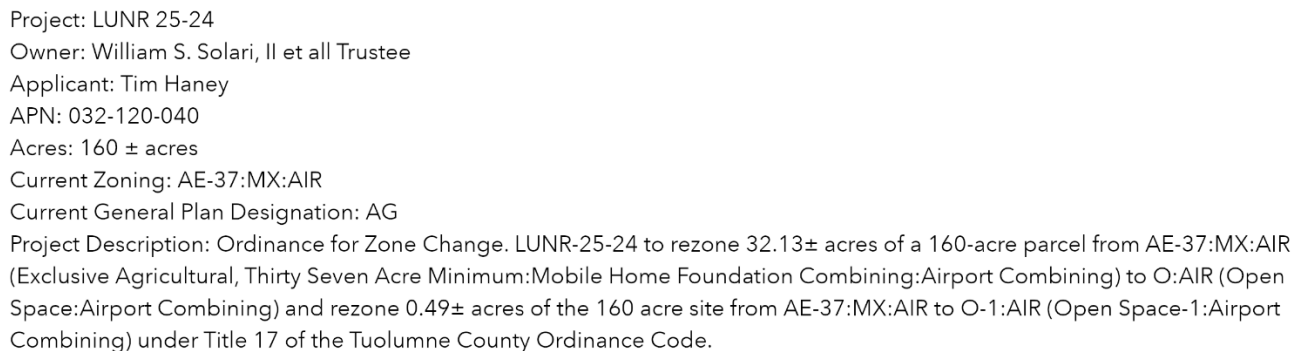
15. The CEQA Guidelines contain exceptions that if present on a project site, prevent a project from proceeding with an exemption. These exceptions are listed in Section 15300.2 of the State CEQA Guidelines and include situations such as a project resulting in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, or being listed as having documented hazardous waste on the site. None of the exceptions listed in Section 15300.2 apply to this project.

PREPARED BY: Natalie Rizzi, Senior Planner

S:\Planning\PROJECTS\LUNR Projects\2025\LUNR-25-24 Solari (RZ)\Agenda & Conditions\Agenda Report Solari LUNR-25-24 .docx

Attachment 1: Agenda Map

LUNR 25-24



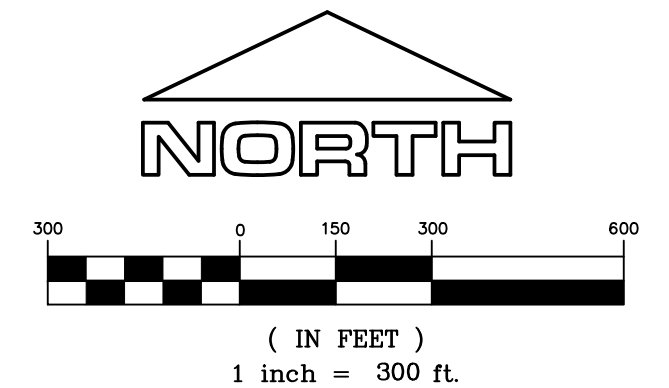
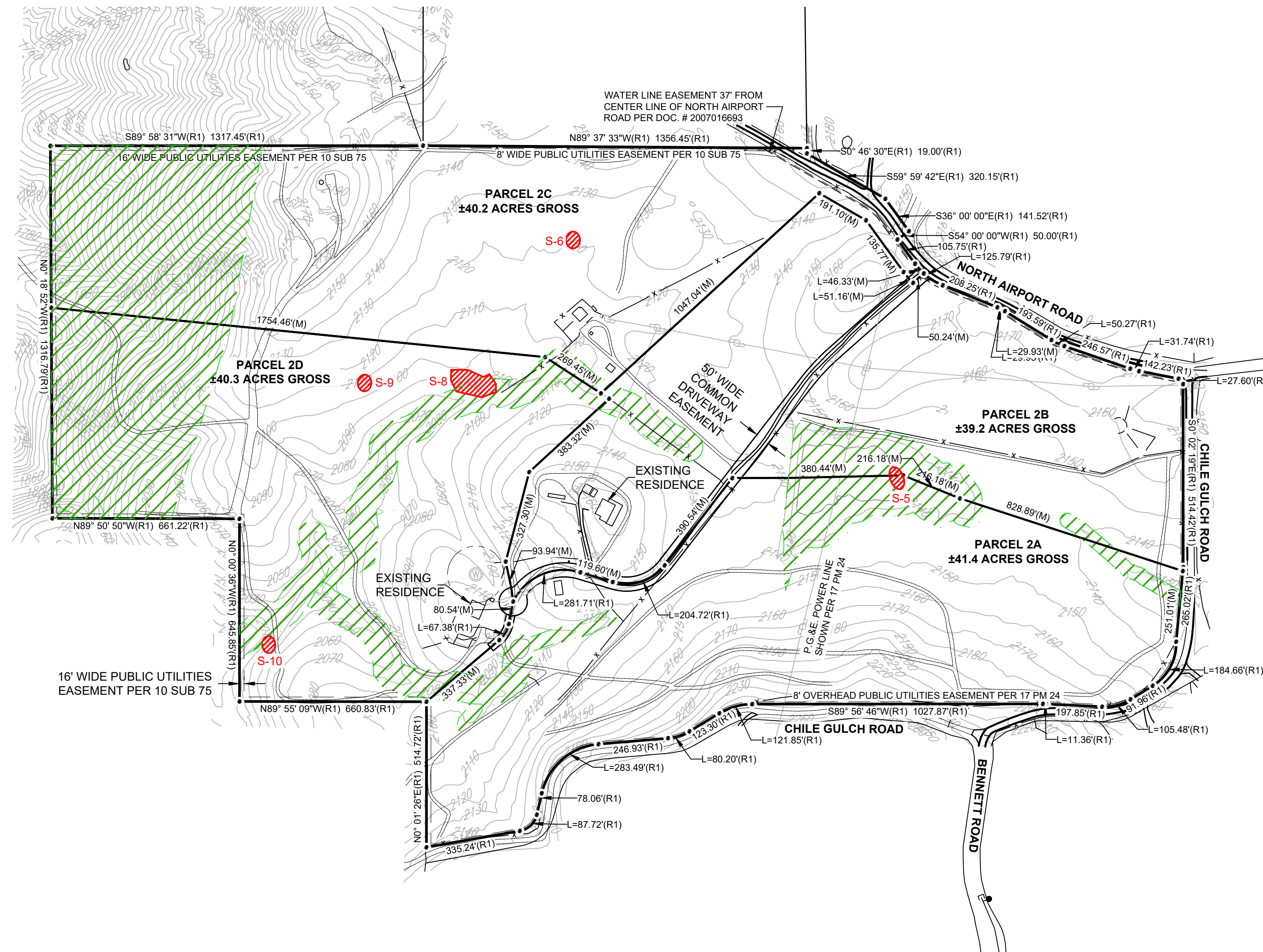
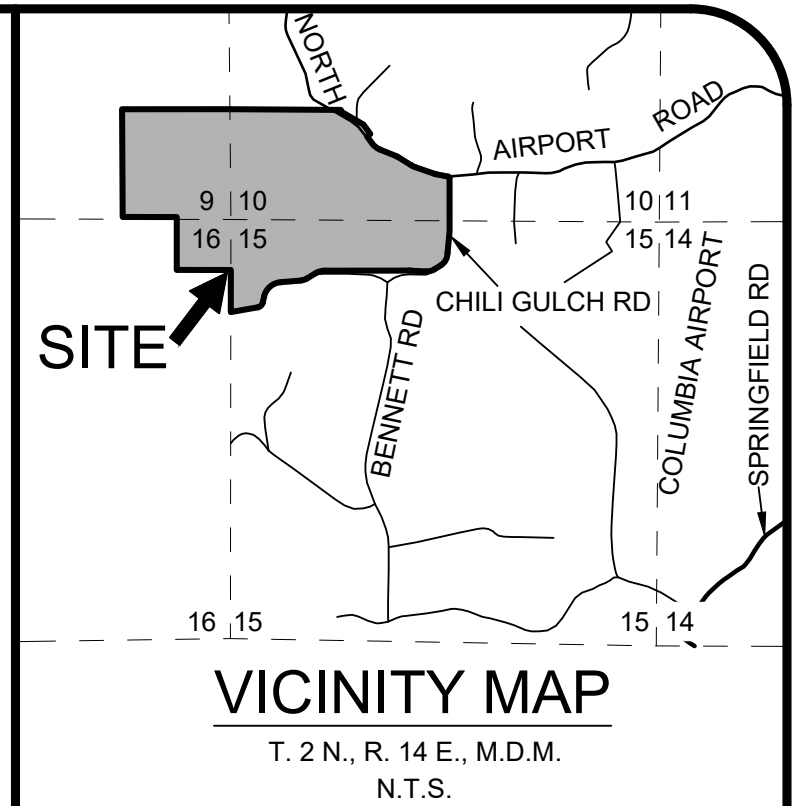
• - CALCULATED POSITION ONLY NOTHING FOUND OR SET
 (M) - MEASURED
 (R1) - RECORD PER 10 SUB 75
 — x — x — - EXISTING OVERHEAD UTILITY LINES
 — x — x — - EXISTING FENCE
 (W) - EXISTING WELL
 (P) - EXISTING UTILITY POLE

 - PROPOSED ±32.13 ACRES "O" OPEN SPACE ZONING

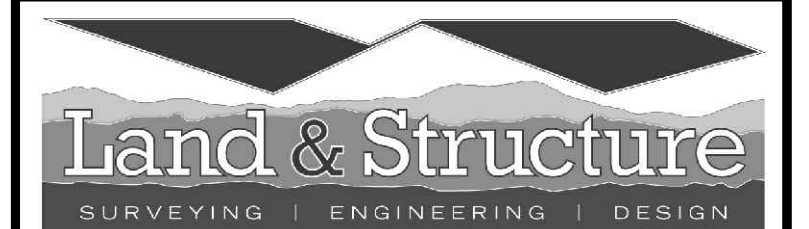
 - PROPOSED ±0.49 ACRES "O-1" OPEN SPACE ZONING

- 1) - ALL BEARINGS AND DISTANCES SHOWN ARE RECORD UNLESS OTHERWISE NOTED.
- 2) - RESERVATIONS, EASEMENTS AND CONDITIONS AS CONTAINED IN THE UNITED STATES LAND PATENT 18 D. 528.
- 3) - RESERVATIONS, EASEMENTS AND CONDITIONS AS CONTAINED IN THE UNITED STATES LAND PATENT 99 D. 243.
- 4) - RESERVATIONS, EASEMENTS AND CONDITIONS AS CONTAINED IN THE UNITED STATES LAND PATENT 99 D. 244.
- 5) - AN AVIATION EASEMENT EXISTS TO THE COUNTY OF TUOLUMNE PER 712 O.R. 171.
- 6) - AN AIRPORT AVIATION AND AIR SPACE UTILIZATION EASEMENT EXISTS TO THE COUNTY OF TUOLUMNE PER 819 O.R. 152.
- 7) - AN AMENDED AIRPORT AVIATION AND AIR SPACE UTILIZATION TO THE COUNTY OF TUOLUMNE PER 834 O.R. 509.
- 8) - RIGHTS OF THE PUBLIC AND THE COUNTY OF TUOLUMNE OVER THAT PORTION OF THE PREMISES LYING WITHIN THE LINES OF NORTH AIRPORT ROAD AS THE SAME NOW EXISTS.
- 9) - NOTICE OF AIRPORT PROXIMITY EXECUTED BY THE COUNTY OF TUOLUMNE PER DOC. # 2015008849.
- 10) - THE EXISTING RESIDENCES ON PARCELS 2B & 2D ARE MORE THAN 100 FEET FROM THE NEW PROPOSED BOUNDARIES.

OWNERS:	WILLIAM S. SOLARI, III 550 RIVIERA CIRCLE LARKSPUR, CA 94939 (415) 596-0501
APN:	032-120-040
SITE ADDRESS:	10085 N. AIRPORT RD, COLUMBIA, CA 95310
EXISTING LOT SIZE:	±160.94 ACRES
VESTING DEED:	DOC. # 2012018481
MAP OF RECORD:	10 SUB 75
SEWER:	INDIVIDUAL SEPTIC SYSTEM
WATER:	PRIVATE WELL
EXISTING ZONING:	AE-37:MX:AIR
GENERAL PLAN:	AG



JOB NO.: 16-05.20	DRAWN BY: TAH	DRAWING NAME: OSE 2021	DATE: 09/29/2025
----------------------	------------------	---------------------------	---------------------



105 SOUTH STEWART STREET, SONORA, CA., 95370
T: 209.532.5173 F: 209 532 5220

OPEN SPACE EXHIBIT

BEING A DIVISION OF PARCEL 2 AS SHOWN IN BOOK
10 OF SUBDIVISIONS AT PAGE 75, ON FILE IN THE
OFFICE OF THE TUOLUMNE COUNTY RECORDER,
LYING WITHIN PORTIONS OF THE SOUTHEAST 1/4 OF
SECTION 9, THE SOUTHWEST 1/4 OF SECTION 10, THE
NORTHWEST 1/4 OF SECTION 15 AND THE NORTHEAST
1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 14
EAST, MOUNT DIABLO MERIDIAN, IN THE
UNINCORPORATED AREA OF TUOLUMNE COUNTY,
STATE OF CALIFORNIA.

Attachment 3: Public Comments



Central Sierra Environmental Resource Center
Box 396, Twain Harte, CA 95383 • (209) 586-7440 • fax (209) 586-4986

Visit our website at: www.cserc.org or contact us at: johnb@cserc.org

VIA EMAIL ONLY

November 26, 2025

Community Development Department
Attn: Natalie Rizzi
2 S. Green Street
Sonora, CA 95370

**CSERC'S COMMENTS ON THE WILLIAM SOLARI, III
LUNR-25-24 REQUEST**

The applicant is seeking to split a 160-acre parcel ("Site") currently zoned AE-37:MX:AIR into four separate parcels. In order to do this, the Advisory Notice states "**[t]he Zone Change to Open Space and Open Space-1 is required as mitigation to protect biological and cultural resources. . . The Open Space and Open Space-1 zoning is required prior to approval of the Final Map.**" As such, meaningful protection of biological and cultural resources is needed before the Final Map can be approved.

The applicant is proposing to rezone approximately 32 acres to Open Space and a half an acre to Open Space-1 of the 160-acre Site. While at first glance the **amount** of land proposed to be rezoned to Open Space seems to be reasonable, upon deeper review the biological value of a significant portion of the land proposed to be rezoned to Open Space becomes questionable. Specifically, the large block of Open Space proposed in Parcels 2C and 2D (on the far westside of the Site), consists of chaparral scrubland with very steep slopes. The area consists of habitat that is of limited ecological value. Moreover, due to the area's steep slopes and remote location, that area is likely not developable regardless of what it is zoned. As such, rezoning that area to Open Space is of limited biological value and of no real or meaningful consequence. The Advisory Notice does not disclose the acreage of this area of proposed Open Space zoning, but it appears to be approximately 17 acres in size.

Given that this area of marginal biological value is equal to approximately *half* of the proposed amount of Open Space, consideration should be given to instead identifying and designating other areas where Open Space protections would be more meaningful. Greater protections for the Site's numerous riparian areas including drainages and ephemeral ponds and streams as well as the oak studded hillsides should all be considered. In

addition, creating buffers of Open Space around the designated Open Space-1 areas is another aspect that could be considered in order to further protect the highly important resource(s) within the Open Space-1 areas.

Thank you for your consideration of these comments. Should you have any questions, please feel free to contact me.

Chelsea Lewandowski

Chelsea Lewandowski
Conservation Coordinator

Natalie Rizzi

From: Francesca Simons <jobesimons@gmail.com>
Sent: Saturday, November 22, 2025 5:05 AM
To: Natalie Rizzi
Subject: LUNR-25-24

Follow Up Flag: Follow up
Flag Status: Flagged

We fully support the Solari zone changes.

Charles and Francesca Simons
22982 Mt Holly Ln, Columbia, CA 95310

Natalie Rizzi

From: Janine White <janinewhite.209@gmail.com>
Sent: Tuesday, December 2, 2025 5:38 PM
To: Natalie Rizzi
Subject: Re: LUNR-25-24

Thank you for the additional information.
Sent from my iPhone

> On Dec 2, 2025, at 1:36 PM, Natalie Rizzi <NRizzi@co.tuolumne.ca.us> wrote:

>

> Good afternoon,

>

> Attached is the full stakeholder notification with a link to the same document below.

> <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.tuolumnecounty.ca.gov%2FDocumentCenter%2FView%2F30247%2FStakeholder-Notification-LUNR-25-24&data=05%7C02%7CNRizzi%40co.tuolumne.ca.us%7C0c1b2f3055864d95df0c08de320c9754%7C37e2bf7f4bc440859e0aaeab83f13a1e%7C1%7C0%7C639003226845275722%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWU%7C0%7C%7C%7C&sdata=XCYP0h1%2F5AtcoexFqU2bFbOEMK6XKsnXFj914SzYzO8%3D&re>

> served=0

>

> As indicated in the project description, LUNR-25-24 entails the rezoning of portions of the site to Open Space and Open Space-1 to protect biological and cultural resources. Below is a link to Chapter 17.10 which includes the O and O-1 zoning. Very limited uses are allowable in O and O-1 zoning.

>

> <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.tuolumnecounty.ca.gov%2FDocumentCenter%2FView%2F422%2FChapter-1710---Agriculture-and-Open-Space-Zoning-Districts%3FbidId%3D&data=05%7C02%7CNRizzi%40co.tuolumne.ca.us%7C0c1b2f3055864d95df0c08de320c9754%7C37e2bf7f4bc440859e0aaeab83f13a1e%7C1%7C0%7C639003226845298250%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWU%7C0%7C%7C%7C&sdata=3%2F5f2Ba0xIDhcOAG2qfcffVyrIkijuYwQDb7OgTIU2w%3D&reserved=0>

>

> There is no construction associated with LUNR-25-24.

>

> Natalie Rizzi

> Supervising Senior Planner

> Community Development Department

> Tuolumne County

> Office: (209) 533-5936

> Fax: (209) 533-5616

> Email: nrizzi@co.tuolumne.ca.us

> Planning Website:

> <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.tuolumnecounty.ca.gov%2F179%2FPlanning&data=05%7C02%7CNRizzi%40co.tuolumne.ca.us%7C0c1b2f3055864d95df0c08de320c9754%7C37e2bf7f4bc440859e0aae>

> umne.ca.us%7C0c1b2f3055864d95df0c08de320c9754%7C37e2bf7f4bc440859e0aae

> ab83f13a1e%7C1%7C0%7C639003226845314351%7CUnknown%7CTWFpbGZsb3d8eyJFbX
> B0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoiTWFpbCIs
> lldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Ub0STyqDL77Se1vYsi9C0CMrzZkxCNtvF3
> i1jcdutVA%3D&reserved=0 OpenGov Application:
> https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Ftuol
> umnecountyca.portal.opengov.com%2Fcategories%2F1076&data=05%7C02%7CNRi
> zzi%40co.tuolumne.ca.us%7C0c1b2f3055864d95df0c08de320c9754%7C37e2bf7f4
> bc440859e0aaeab83f13a1e%7C1%7C0%7C639003226845329721%7CUnknown%7CTWFpb
> GZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMCIsIlAiOiJXaW4zMilslkF
> OljoiTWFpbCIsIlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=d0qU7gchnmtjuf%2B5SE5
> nmBKNeAMqyx4jTZTw2IKL6jQ%3D&reserved=0
>
> **The Community Development Department supports the efforts of the landowners, applicants, and the public by
providing information about to zoning, permits, and the development process. Any direction given by County staff shall
be preliminary and subject to further refinement or change as a proposed project progresses through the formal
application process or on-site conditions change.
>
> -----Original Message-----
> From: Janine White <janinewhite.209@gmail.com>
> Sent: Tuesday, December 2, 2025 12:51 PM
> To: Natalie Rizzi <NRizzi@co.tuolumne.ca.us>
> Subject: LUNR-25-24
>
> Good afternoon an additional question(s) regarding above project. I believe the zoning is changing for future
construction? My question is what are the project plans? How many structures? Traffic impact assessment?
> Thank you in advance,
> Janine White
> 22550 Bennett Rd
> (858)231-0977
> Sent from my iPhone

Natalie Rizzi

From: Natalie Rizzi
Sent: Tuesday, December 2, 2025 2:29 PM
To: 'John White'
Subject: RE: LUNR-25-24 Tuolumne Coun

Good afternoon,

Thank you for your response.

I would like to clarify that the proposed rezone LUNR-25-24 is to rezone portions of the site to Open Space and Open Space-1 to protect biological and cultural resources. Below is a link to the Stakeholder Notification which provides project information.

<https://www.tuolumnecounty.ca.gov/DocumentCenter/View/30247/Stakeholder-Notification-LUNR-25-24>

As indicated in Chapter 17.10 below, very limited uses are allowable in Open Space or Open Space-1 with actual buildings or structures not allowed.

<https://www.tuolumnecounty.ca.gov/DocumentCenter/View/422/Chapter-1710---Agriculture-and-Open-Space-Zoning-Districts?bidId=>

Please do not hesitate to contact me with any questions.

Natalie Rizzi
Supervising Senior Planner
Community Development Department
Tuolumne County
Office: (209) 533-5936
Fax: (209) 533-5616
Email: nrizzi@co.tuolumne.ca.us
Planning Website: <https://www.tuolumnecounty.ca.gov/179/Planning>
OpenGov Application: <https://tuolumnecountyca.portal.opengov.com/categories/1076>

****The Community Development Department supports the efforts of the landowners, applicants, and the public by providing information about to zoning, permits, and the development process. Any direction given by County staff shall be preliminary and subject to further refinement or change as a proposed project progresses through the formal application process or on-site conditions change.**

-----Original Message-----

From: John White <johnwhitecpa@gmail.com>
Sent: Tuesday, December 2, 2025 1:35 PM
To: Natalie Rizzi <NRizzi@co.tuolumne.ca.us>
Subject: LUNR-25-24 Tuolumne Coun

My neighbor provided me with Lunr 25-24 to which we strongly object. Access to this property is extremely limited. N airport road is in very poor condition with most residents choosing to exit on Bennett Road. Bennett is a very residential property road with many inhabitants having little children. Moreover, since the road is mostly flat we have a very high number of bicyclists and walkers at all times using the road. People who use Bennett to drive to their properties not on Bennett road already drive too fast for public safety. Moreover, truckers are now using Bennett road to reach hwy 49 and

108. Bennett road was never designed to accommodate today's traffic much less the additional traffic planned through this proposed zoning change. As such, as a resident and taxpayer, we object to any proposed zoning change.

Sent from my iPad

Love you,
John White
Joshua 1:9

Natalie Rizzi

From: Tello-Jackson, Yolanda@DOT <yolanda.tello-jackson@dot.ca.gov> on behalf of D10 Rural IGR@DOT <d10.rural.igr@dot.ca.gov>
Sent: Wednesday, November 19, 2025 2:24 PM
To: Natalie Rizzi
Cc: Ponce, Gregoria@DOT; Taryn Vanderpan
Subject: RE: Stakeholder Notification - Tuolumne County
Attachments: Stakeholder Notification LUNR-25-24.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon, Natalie

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the proposed Zone Change LUNR 25-24 to rezone 32.13± acres of a 160-acre parcel from Exclusive Agricultural, Thirty Seven Acre Minimum: Mobile Home Foundation Combining: Airport Combining (AE-37:MX:AIR) to Open Space:Airport Combining (O:AIR) and a 0.49± acre portion of the 160 acre site from AE-37:MX:AIR to Open Space-1:Airport Combining (O-1:AIR). This Zone Change is required as mitigation to protect biological and cultural resources. The mitigation is associated with Tentative Parcel Map T20-006 was approved by the Tuolumne County Surveyor on December 2, 2021.

The project site is located at 10085, 10079, and 10095 North Airport Road in the community of Columbia, southwest of the intersection of North Airport Road and Chili Gulch Road on Assessor's Parcel Number 032-120-040.

If any construction related activities will encroach into Caltrans Right of Way (ROW), the project proponent must apply for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. All California Environmental Quality Act (CEQA) documentation, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies will include an analysis of potential impacts to any cultural sites, historic properties, biological resources, hazardous waste locations, scenic highways, and/or other environmental resources within Caltrans ROW, at the project site(s).

Caltrans has no additional comments at this time. However, Caltrans requests to be included in the review process for all future development at this location.

Best Regards,

Yolanda Tello-Jackson
California Department of Transportation - Office of Rural Planning
District Native American Liaison
1976 E. Dr. Martin Luther King Jr. Blvd
Stockton, Ca 95205

(209) 986-9828

Teleworking Hours M-Th-F 7:30-4:30pm

In Office Tuesday & Wednesday 7:30am-4:30pm

From: Taryn Vanderpan <TVanderpan@co.tuolumne.ca.us>

Sent: Thursday, November 13, 2025 10:00 AM

Subject: Stakeholder Notification - Tuolumne County

This Message Is From an External Sender

This message came from outside your organization. Please be careful when viewing message

Report Suspicious

Good Morning,

I have attached a stakeholder notification for a proposed project in Tuolumne County. If you have any questions or comments, please do not hesitate to contact us.

Thank you,

Taryn Vanderpan

Planning Administrative Technician II

Office: (209) 533-5635

Fax: (209) 533-5616

Email: TVanderpan@co.tuolumne.ca.us

Planning Website: <https://www.tuolumnecounty.ca.gov/179/Planning>

Natalie Rizzi

From: Romero-Maraccini, Ofelia@Waterboards <Ofelia.Romero-Maraccini@Waterboards.ca.gov>
Sent: Thursday, November 13, 2025 10:06 AM
To: Natalie Rizzi
Cc: Taryn Vanderpan
Subject: RE: Stakeholder Notification - Tuolumne County - LUNR-25-24

Good morning,

LUNR-25-24 project is to rezone some space. This will not create a new public water system and the DDW will not be involved in this project.

Thank you,



Ofelia Romero-Maraccini, Ph.D., P.E.

Senior Water Resource Control Engineer
Yosemite District - Division of Drinking Water
North Central Section
State Water Resources Control Boards

Email: Ofelia.Romero-Maraccini@Waterboards.ca.gov
Phone: (559) 447-3135
265 W. Bullard Avenue, Suite 101, Fresno CA 93704
Website: www.waterboards.ca.gov

From: Taryn Vanderpan <TVanderpan@co.tuolumne.ca.us>
Sent: Thursday, November 13, 2025 10:00 AM
Subject: Stakeholder Notification - Tuolumne County

Caution: External Email. Use caution when clicking links or opening attachments. When in doubt, contact DIT or use the Phish Alert Button.

Good Morning,

I have attached a stakeholder notification for a proposed project in Tuolumne County. If you have any questions or comments, please do not hesitate to contact us.

Thank you,

Taryn Vanderpan
Planning Administrative Technician II
Office: (209) 533-5635
Fax: (209) 533-5616
Email: TVanderpan@co.tuolumne.ca.us
Planning Website: <https://www.tuolumnecounty.ca.gov/179/Planning>

Fillebrown LUNR-25-11

DATE: January 21, 2026

SURFACE/MINERAL

RIGHTS OWNER: Phillip Davis

APPLICANT: Michael Fillebrown
559-930-6712

PROJECT SITE SIZE: 1.14 Acres

CURRENT ZONING: C-1 (General Commercial)

CURRENT GENERAL PLAN: General Commercial (GC) and Mixed Use (MU)

PROPOSED GENERAL PLAN: GC

SUPERVISOR DISTRICT: 1- Holland

PROJECT AND LOCATION

PROJECT

DESCRIPTION: 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.

ENVIRONMENTAL EVALUATION

After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the *State CEQA Guidelines* because the project entails the construction of two commercial structures that are 1,025± and 1,352± square feet in size. The project does not involve the use of significant amounts of hazardous substances. All public services, including water and sewer, are available, and the surrounding area is not environmentally sensitive. The proposed General Plan amendment for a portion of the site would support the development of two commercial structures. None of the exceptions listed in Section 15300.2 apply to this project.

RECOMMENDATION:

1. Community Development Department Staff recommends approval of General Plan Amendment LUNR-25-11 based upon the following findings pursuant to Chapter 17.100.110 of the TCOC:
 - A. The ordinance amendment is consistent in principle with the general plan, zoning code, and any applicable specific plan.

Fillebrown LUNR-25-11

- B. The proposed amendment would not be detrimental to the public health, safety, or welfare of the community.
 - C. The project site is suited to the uses permitted under the proposed zoning district.
 - D. The anticipated land uses on the subject site would be compatible with the existing and future surrounding uses.
 - E. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the *State CEQA Guidelines*.
2. Community Development Department Staff recommends approval of Site Development Permit LUNR-25-11 based upon the following findings pursuant to Section 17.100.030 of the TCOC, and subject to attached conditions 1 through 60.
- A. The proposed project is consistent with the Tuolumne County General Plan.
 - B. The proposed project is consistent with the Tuolumne County Ordinance Code.
 - C. under the circumstances of the particular case the proposed development will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.
 - D. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the *State CEQA Guidelines*.

SUGGESTED ACTION:

Recommend to the Board of Supervisors to approve General Plan Amendment LUNR-25-11 based on Findings 1A through 1E and recommend approving Site Development Permit LUNR-25-11 based on findings 2A through 2D, and subject to conditions 1 through 60.

ATTACHMENTS:

Attachment 1: Agenda Map

Attachment 2: Site Plan

Attachment 3: Dutch Bros Elevations

Attachment 4: Oil Change Facility Elevations

Attachment 5: Dutch Bros Floor Plans

Attachment 6: Oil Change Facility Floor Plans

Attachment 7: Preliminary Landscape Plan

Attachment 8: Conditions of Approval

Attachment 9: Public Comments

Fillebrown LUNR-25-11

PROJECT DESCRIPTION:

LUNR-25-11 consists of a General Plan Amendment and Site Development Permit. The General Plan Amendment is required for approximately 0.5 acres of the site because the project site contains the GC and MU General Plan and is zoned C-1 under Title 17 of the TCOC. The MU General Plan and C-1 zoning are not compatible. Therefore, a General Plan Amendment is required. The entirety of the site would contain the GC General Plan and be zoned C-1 following approval of LUNR-25-11.

The Site Development Permit would allow the development of a 1,025± drive-through Dutch Bros coffee shop and a 1,352± drive-through express oil change facility and associated infrastructure on the 1.14-acre site. Site access would be off Mono Way with a single driveway providing access to both facilities. 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. The lot line adjustment is handled through the Survey Division and is not a part of the decision for LUNR-25-11.

GENERAL PLAN AMENDMENT FINDINGS:

Chapter 17.100 of the TCOC requires that evidence be shown that the proposed project meets the necessary findings for General Plan Amendments. Below are the required findings and information to support Staff's recommendation to approve the proposed project.

A. The general plan amendment is consistent in principle with the general plan, zoning code, and applicable specific plan.

1. The project site contains the GC and MU General Plan and is zoned C-1 under Title 17 of the TCOC. Pursuant to Table 1.3 of the Technical Background Report of the Tuolumne County General Plan, the GC General Plan designation and C-1 zoning are compatible. Since the MU General Plan designation is not compatible with the existing C-1 zoning, the applicant is proposing to amend an approximately 0.5± acre portion of the site from MU to GC. Following approval of LUNR-25-11 the entirety of the project site would be zoned C-1 and contain the GC General Plan designation.
2. The GC designation provides for a variety of sales and service establishments which serve both the residents of Tuolumne County and its visitors. This designation is found within urban areas and along highway corridors to provide large scale retail and office operations. Typical establishments permitted under this designation include shopping centers, hotels, motels, restaurants, bars, department stores, gift shops and professional offices. LUNR-25-11 includes the development of a drive through Dutch Bros Coffee shop and a drive through express oil change facility, both of which are consistent with the purpose of the GC designation.
3. The following Policy and Implementation Programs from the East Sonora Community Plan apply to the project.

Policy ES-B.1: Require new mixed use, commercial and industrial development that is subject to a discretionary entitlement to be designed in accordance with the East Sonora Design Guidelines.

Implementation Program ES-B.a: Continue to maintain and implement the East Sonora Design Guidelines for new mixed use, commercial and industrial development, which outline desirable site design elements as well as architectural elements for mixed use, commercial and industrial projects.

Fillebrown LUNR-25-11

Policy ES-B.3: *Encourage new commercial development to be located along Mono Way and Tuolumne Road by utilizing existing structures and constructing on vacant parcels to infill between existing development.*

4. The project site is in an area that is subject to the East Sonora Community Plan and therefore the East Sonora Design Guidelines. The current design was found to be consistent with the East Sonora Design Guidelines. Specifically, the following features and design criteria have been incorporated into the project design:
 - Locate new development near or adjacent to existing developed areas in order to preserve corridors of natural undisturbed areas.
 - Use dormers to break up larger roofs and to create a rhythm along large facades.
 - Minimize the visual impact of large buildings and facades by incorporating windows, structural bays, roof overhangs, awnings, column details, stone or wood appearance and other details.
 - Incorporate special features such as overhang porches, canopies, lanterns, and cupolas to mark entries and to screen mechanical equipment.
 - Use muted soft colors on large wall expanses.
 - The use of bright jarring colors and intense white colors are discouraged for base and accent colors. Use subdued colors as the primary color and brighter, contrasting trim when appropriate.
 - Incorporate the color from primary building materials, such as stone, brick, and hardwood as the base colors for new development.
 - Use of muted colors are encouraged, such as greens, browns, tans, grays and beige.
 - The glass in windows and doors should be divided into small panes as is appropriate for the style and use of the building and should retain vertically-proportioned divisions. Mullion windows are encouraged in Standard.
 - Appropriate façade materials include:
 - Board and batten siding, horizontal wood or wood appearing siding, decorative wood siding, or fiber cement board siding,
 - Brick, stone, rock, or granite,
 - Heavy timber, and
 - Corrugated metal siding where appropriate.
 - Appropriate details include:
 - Porches, canopies, balconies, and covered walkways where appropriate;
 - Brick or stone detailing;
 - Refined millwork and finished carpentry on wood structures; and
 - Metal detailing, brackets at roof eaves and under balconies, porches and canopies, where appropriate.
 - Ensure that national and regional chain commercial uses enhance the character of East Sonora.
5. The site is zoned C-1 under Title 17 of the TCOC. The proposed Dutch Bros coffee shop fits into the “restaurants or take-out restaurants, with or without outdoor seating, in accordance with Chapter 17.60” land use, which is a permitted use in C-1. Chapter 17.60 is not applicable to the proposed development as it includes regulations pertaining to outdoor entertainment and alcoholic beverage service, neither of which are proposed. The proposed express oil change facility fits into the “automotive repair, minor” land use which is permitted in C-1. The project was found to be consistent with the regulations contained in Chapter 17.56 of the TCOC regarding drive-through facilities. Section 17.100.030 of TCOC requires that development in the C-1 district secure a Site Development Permit. Therefore, the applicant has applied for Site Development Permit LUNR-25-11.

Fillebrown LUNR-25-11

6. The project proponent or subsequent developer is required to pay an appropriate Traffic Impact Mitigation Fee (TIMF) prior to issuance of a Certificate of Occupancy pursuant to Section 3.54.040 of the Tuolumne County Ordinance Code. The current fee for a “stand alone restaurant with drive through” would be \$99,541 per 1000 square feet. This fee would be applicable to the Dutch Bros coffee shop. The current fee for “medium volume retail,” which includes automotive repair, is \$8,038 per 1000 square feet. This fee would be applicable to the express oil change facility.
7. Pursuant to Section 3.54.040, credits would be given for any existing development. The application includes the demolition of the 217 square foot commercial structure. This structure was historically used in conjunction with car sales. The car sales would fall under the “high volume retail- automobile sales” TIMF calculation which is 20 trips or \$11,987 per 1000 square feet. The previous use would therefore give a credit of \$2,601.18. The final TIMF is calculated and due at the time of the Building Permit.
8. Chapter 17.30 of the TCOC indicates the parking requirements for various uses. Restaurant uses require 16 parking spaces for every 1,000 square feet of seating area. The Dutch Bros facility is walk up or drive up only and therefore does not contain a seating area. The site plan is proposing 7 parking spaces adjacent to the Dutch Bros, which would meet the requirement of Chapter 17.30. Auto repair and auto servicing business uses require three parking spaces for every 1,000 square feet of gross floor area. The 1,352 square foot express oil change facility would therefore require 11 parking spaces. Fourteen parking spaces have been provided for the express oil change facility, as indicated on the site plan.
9. Chapter 15.28 of the TCOC requires 10% of the site to be landscaped for commercial developments. The 1.14 acre or 49,658 square foot site would require 4,966 square feet of landscaped area. The preliminary landscaping plan indicates 14,884 square feet of landscaping, which is consistent with Chapter 15.28 (Attachment 7). Chapter 17.56 requires a minimum of 10 feet of landscaping between the drive-through lane and adjacent streets, which has been demonstrated in the submitted landscaping plan. The landscaping plan is also required to be consistent with applicable design criteria of the East Sonora Design Guidelines, which has been demonstrated in the preliminary landscaping plan. A condition has been added to verify the landscaping is compliant with Chapters 15.28 and 17.56 of the TCOC and the East Sonora Design Guidelines upon building permit submittal.
10. Section 65352.3 of the Government Code requires city and county governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places during the processing of a General Plan Amendment. Letters offering the opportunity to consult were sent to each of the Tribes indicated by the Native American Heritage Commission on August 15, 2025. A second letter will be mailed, approximately 45 days prior to consideration of the application by the Board of Supervisors. No responses or requests for consultation were received.

B. The proposed amendment would not be detrimental to the public health, safety, or welfare of the community.

11. On August 4, 2025, adjoining property owners within 300 feet were notified of the project via mail. The project was also posted to the Planning webpage and Advisory Agencies were notified. The CDD received two responses from members of the public. The comments raised the following concerns or questions, which are addressed below.

The comment letter received from the Central Sierra Environmental Resource Center (CSERC) requested clarification on the applicant, which was clarified via email that the applicant is as indicated on Page 1 of this report. CSERC also requested clarification on the City of Sonora boundary relative to the project site. Staff clarified that the project site is

Fillebrown LUNR-25-11

located within the County and Mono Way is located within the City of Sonora's jurisdiction subject to an encroachment permit from the City. Additionally, the parcel contains an easement that is dedicated to the City for purposes of slope. CSERC also clarified the elevation. No further comments or questions were received from CSERC after staff responded to them.

The other response indicated that they did not object to the project itself. They just wanted to ensure appropriate width of the easement along Rogers Road, which is located along the westerly boundary of the project site. The Department of Public Works did not include a specific condition to increase the dedicated easement for Rogers Road. However, this would be analyzed under the grading permit review.

12. This project was also sent to a number of advisory agencies. All comments received have been attached to this report.
13. A Traffic Impact Study was prepared. Since the parcel is within the County's jurisdiction and Mono Way is within the City of Sonora's jurisdiction, the scoping of the Traffic Impact Study and review were conducted by both the County and City. The study concluded that there would be no significant impacts to the road system or specific intersections that were analyzed. No mitigation was required relative to traffic or circulation associated with the project.
14. The Tuolumne County Wildlife maps indicate that the project contains the rsp habitat. According to the *Tuolumne County Wildlife Handbook*, the rsp habitat is considered a fourth-priority habitat, providing low to moderate wildlife value. The rsp habitat represents developed or landscaped areas. The California Natural Diversity Database (CNDDB) was consulted to identify known occurrences of special-status plant and wildlife species in the vicinity of the project area. No special status plant or animal species were identified on the site or immediate vicinity.
15. A cultural resource study was prepared by Solano Archaeological Services (SAS) in September 2025. Previous studies had identified that a portion of the Sonora Ditch was present on the project site. The study identified the Sonora Ditch, a residence, and a commercial structure. The study concluded that the ditch does not appear eligible for listing due to its lack of integrity and is therefore not considered a significant cultural resource. The study did not recommend any additional cultural work for the ditch. The study recommended having the proposed structures evaluated by an architectural historian. The structures on site were evaluated by Judith Marvin of Foot Resources, Ltd. In August 2025. The evaluation concluded that none of the structures appear eligible for listing and are therefore not considered significant cultural resources. The standard cultural resource condition to protect any potential resources that are unearthed by construction activities has been attached to LUNR-25-11.

C. The project site is suited to the uses permitted under the proposed land use designation.

16. The project includes amending an approximately 0.5± acre portion of the site from the MU General Plan Designation to the GC General Plan designation to be consistent with the existing zoning of C-1. As discussed under #9 above, the GC designation and proposed development is consistent with other parcels and development in the immediate vicinity.
17. The site has been previously developed with a real estate office and a car sales lot. The proposed commercial development would therefore be compatible with previous uses of the site.
18. Development within the GC designation and C-1 zoning requires connection to public water

Fillebrown LUNR-25-11

and public sewer. The project site is located within the area that is served by the Tuolumne Utilities District (TUD) for water and sewer services. Conditions have been included to ensure that the project will be served with public water and sewer and would comply with TUD's regulations for service and connection.

D. The anticipated land uses on the subject site would be compatible with the existing and future surrounding uses.

19. The project entails the development of a drive-through Dutch Bros coffee shop and drive-through express oil change facility, both of which are permitted uses in the C-1 zoning district and GC General Plan designation. The project site is located in an area with other similar commercial developments and uses. Parcels directly west of the project site contain the GC General Plan and would allow for similar commercial uses. Parcels directly east of the project site contain the HC (Heavy Commercial) General Plan which would allow for similar and more intensive commercial uses. Parcels directly north of the project site are developed with residential uses. However, these parcels contain the MU General Plan which would allow for similar commercial uses as both uses proposed under LUNR-25-11 are permitted uses within the M-U zoning. Parcels directly south of the project site are within the City of Sonora's jurisdiction but are developed with a mix of commercial uses. Therefore, LUNR-25-11 is consistent with existing surrounding commercial uses and future uses allowed under existing General Plan designations. The project would not introduce an incompatible use.

20. As discussed under #3 and #4 above, the project was found to be consistent with the East Sonora Community Plan and the East Sonora Design Guidelines.

E. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the *State CEQA Guidelines*.

21. After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the *State CEQA Guidelines* because the project entails the construction of two commercial structures that are 1,025± and 1,352± square feet in size. The project does not involve the use of significant amounts of hazardous substances, all public services including water and sewer are available, and the surrounding area is not environmentally sensitive. The proposed General Plan amendment of a portion of the site would be to support the development of the two commercial structures.

22. The CEQA Guidelines contain exceptions that if present on a project site, prevent a project from proceeding with an exemption. These exceptions are listed in Section 15300.2 of the *State CEQA Guidelines* and include situations such as a project resulting in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, or being listed as having documented hazardous waste on the site. None of the exceptions listed in Section 15300.2 apply to this project.

SITE DEVELOPMENT PERMIT FINDINGS:

Chapter 17.100 of the TCOC requires that evidence be shown that the proposed project meets the necessary findings for Site Development Permits. Below are the required findings and information to support Staff's recommendation to approve the proposed project.

A. The proposed project is consistent with the Tuolumne County General Plan.

Fillebrown LUNR-25-11

23. Please see #1, #2, #3, and #4 above for how the project is consistent with the Tuolumne County General Plan.

B. The proposed project is consistent with the Tuolumne County Ordinance Code.

24. Please see #5, #6, #7, #8, and #9 above for how the project is consistent with the Tuolumne County Ordinance Code.

C. Under the circumstances of the particular case the proposed development will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

25. Please see #11, #12, #13, #14, and #15 above for how the project will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

D. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the *State CEQA Guidelines*.

26. Please see #21 and #22 above for how the project is exempt pursuant to Section 15303 of the State CEQA Guidelines.

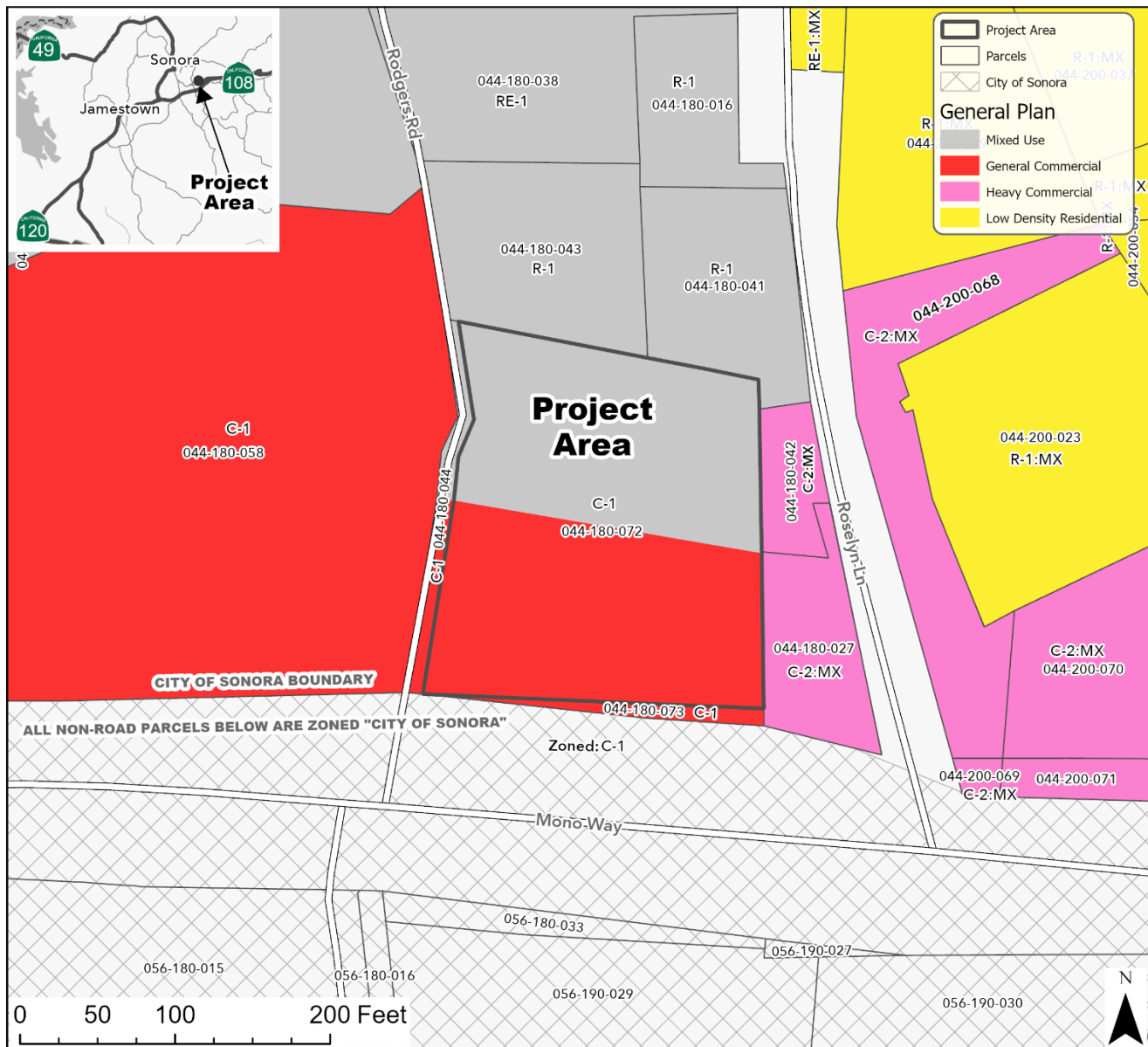
PREPARED BY: Natalie Rizzi, Senior Planner

S:\Planning\PROJECTS\LUNR Projects\2025\LUNR-25-11 Fillebrown (GPA & SDP)\Agenda & Conditions\Agenda Report LUNR-25-11.docx

Fillebrown LUNR-25-11

Attachment 1: Agenda Map

LUNR 25-11



Project: LUNR 25-11

Owner: Philip Davis

Applicant: Amy Augustine

APN: 044-180-072

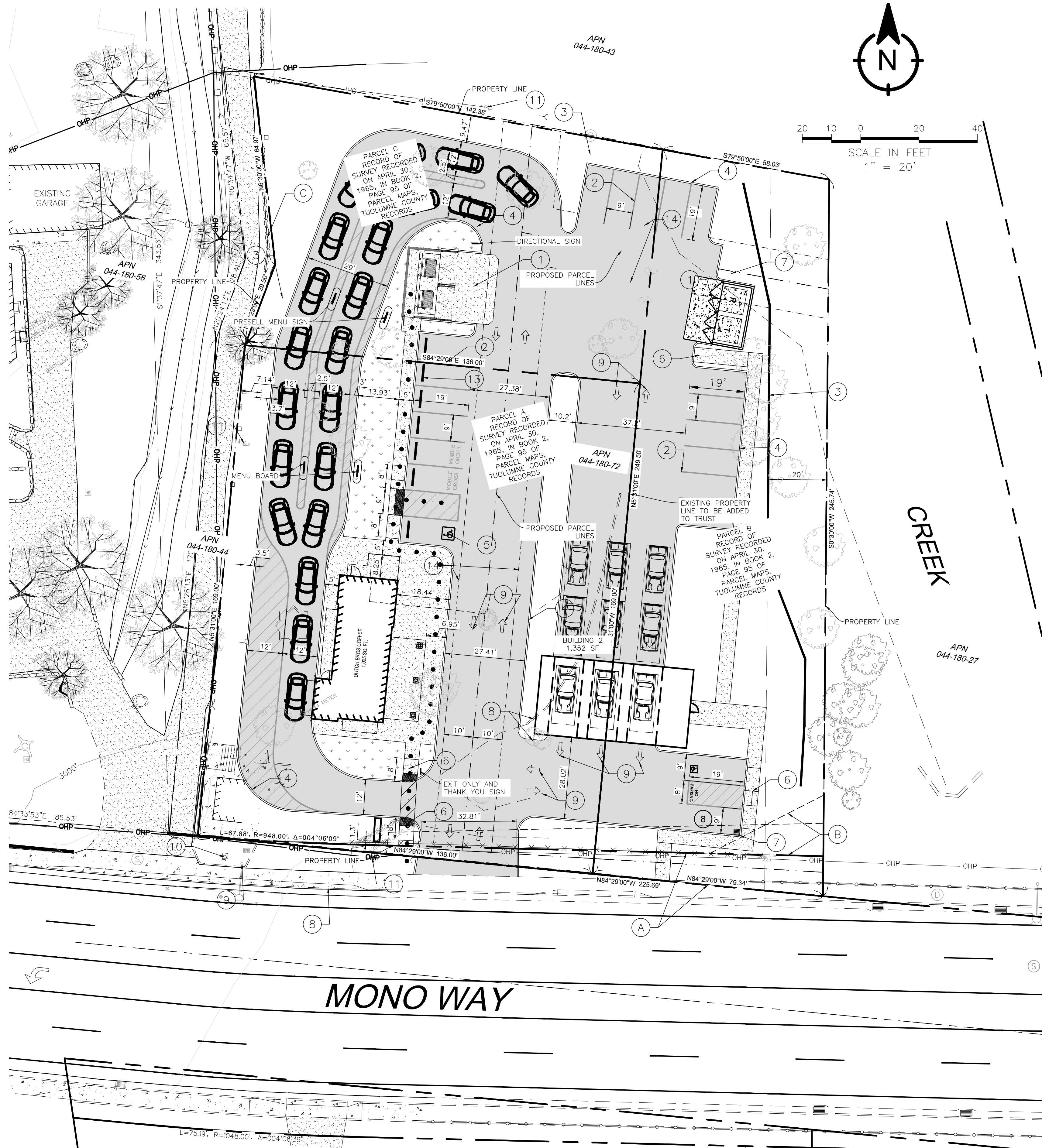
Acres: 1.14 ± acres

Current Zoning: C-1

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

Project Description:

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.



KEYNOTES

- 1 PROPOSED TRASH ENCLOSURE PER CITY OF SONORA STD.
- 2 PROPOSED 4" WHITE PAINTED PARKING STALL STRIPING
- 3 PROPOSED RETAINING WALL
- 4 PROPOSED 6" CURB PER CITY OF SONORA STD.
- 5 PROPOSED VAN ACCESSIBLE PARKING
- 6 PROPOSED ACCESSIBLE RAMP
- 7 INSTALL 24" NYLOPLAST DRAIN BASIN W/ SQUARE GRATE
- 8 EXISTING SIDEWALK TO REMAIN
- 9 EXISTING STREET LIGHT TO REMAIN
- 10 EXISTING FIRE HYDRANT TO REMAIN
- 11 EXISTING POWER POLE AND OVERHANG WIRE
- 12 PROPOSED TRASH ENCLOSURE PER DETAIL A
- 13 INSTALL CONCERT WHEEL STOP
- 14 PROPOSED 20' RECIPROCAL ACCESS EASEMENT TO BE DEDICATED

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.

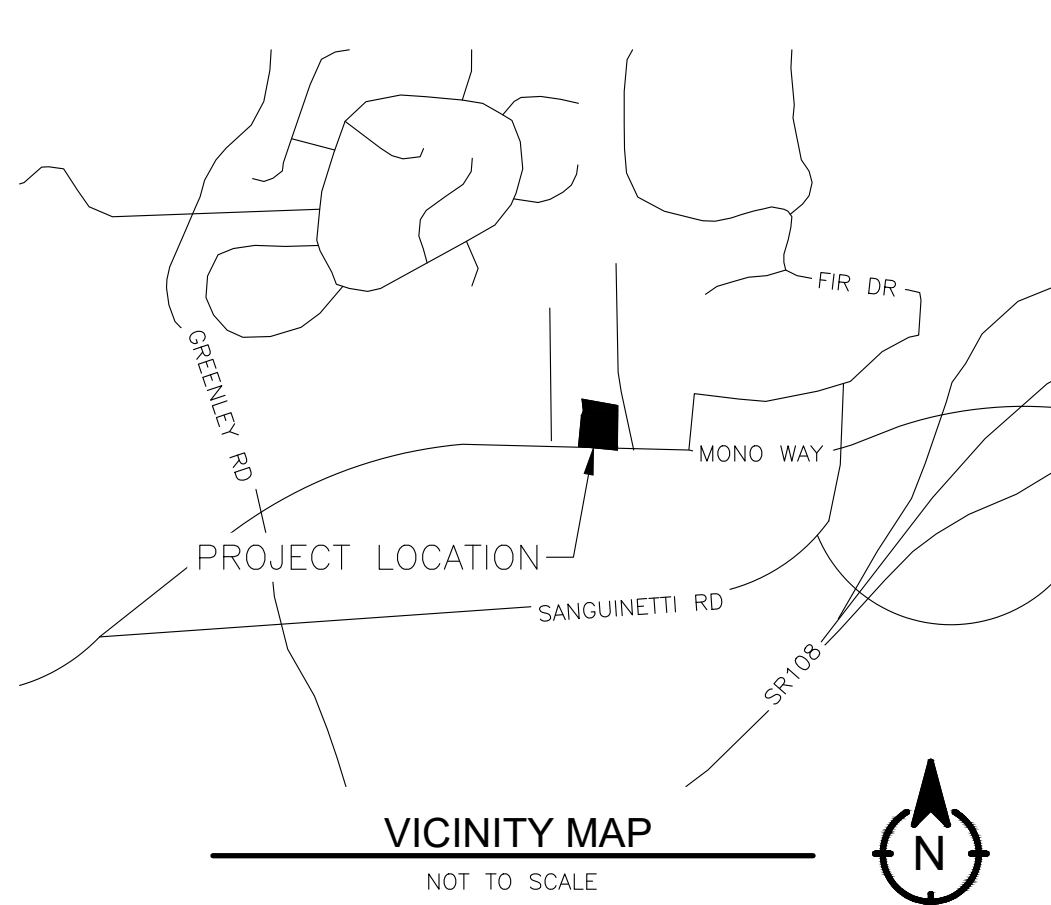
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE X-TUO-13-C. POINTS ON THE PERIMETER OF THIS PARCEL ARE MARKED BY 5/8 INCH DIAMETER STEEL RODS WITH BRASS TAGS STAMPED RCE 14773.

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.



PROJECT INFO:

PROJECT LOCATION: 12842 MONO WAY
SONORA, CA 95370

APN: 044-180-072

PROJECT OWNER: MIKE FILLEBROWN
BIEHL & 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

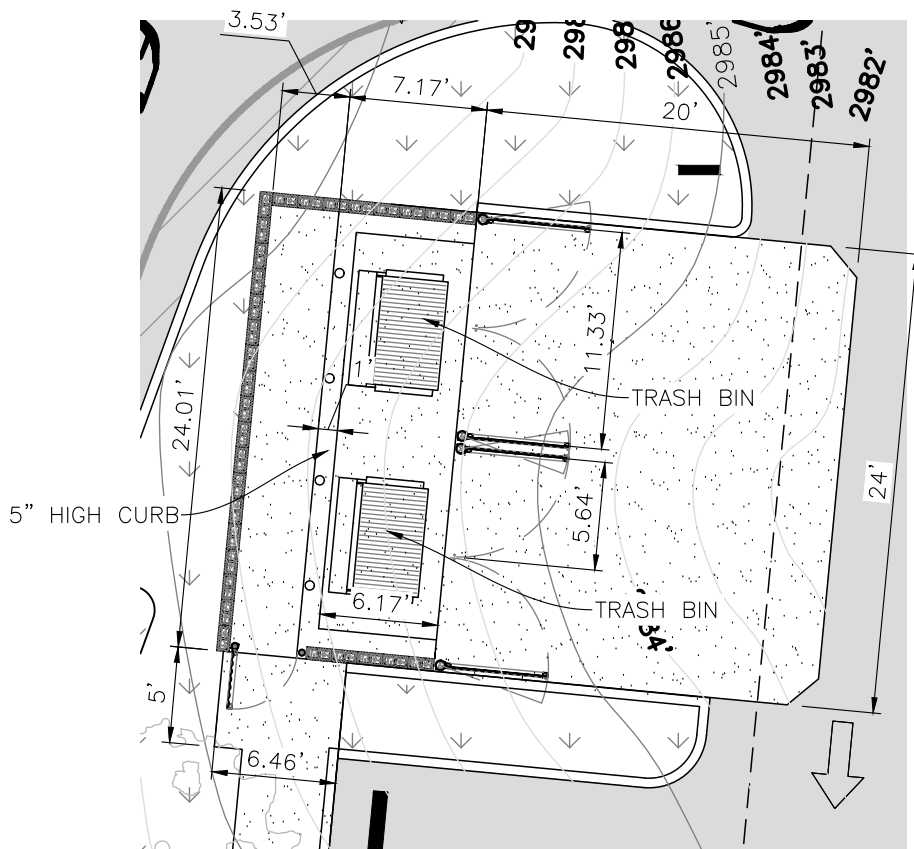
PROPOSED BUILDING: 1,025 SF

PROPOSED PARKING:

PARKING SPACES PROVIDED= 19 STALLS

ADA STALLS PROVIDED = 1 STALLS

TOTAL: 21 STALLS PROVIDED



TRASH ENCLOSURE DETAIL
NOT TO SCALE



Know what's below.
Call before you dig.

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:
11/5/2025

PROJ. ENGR:
LSV

PROJ. MNGR:
KYV

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



SHEET NO.

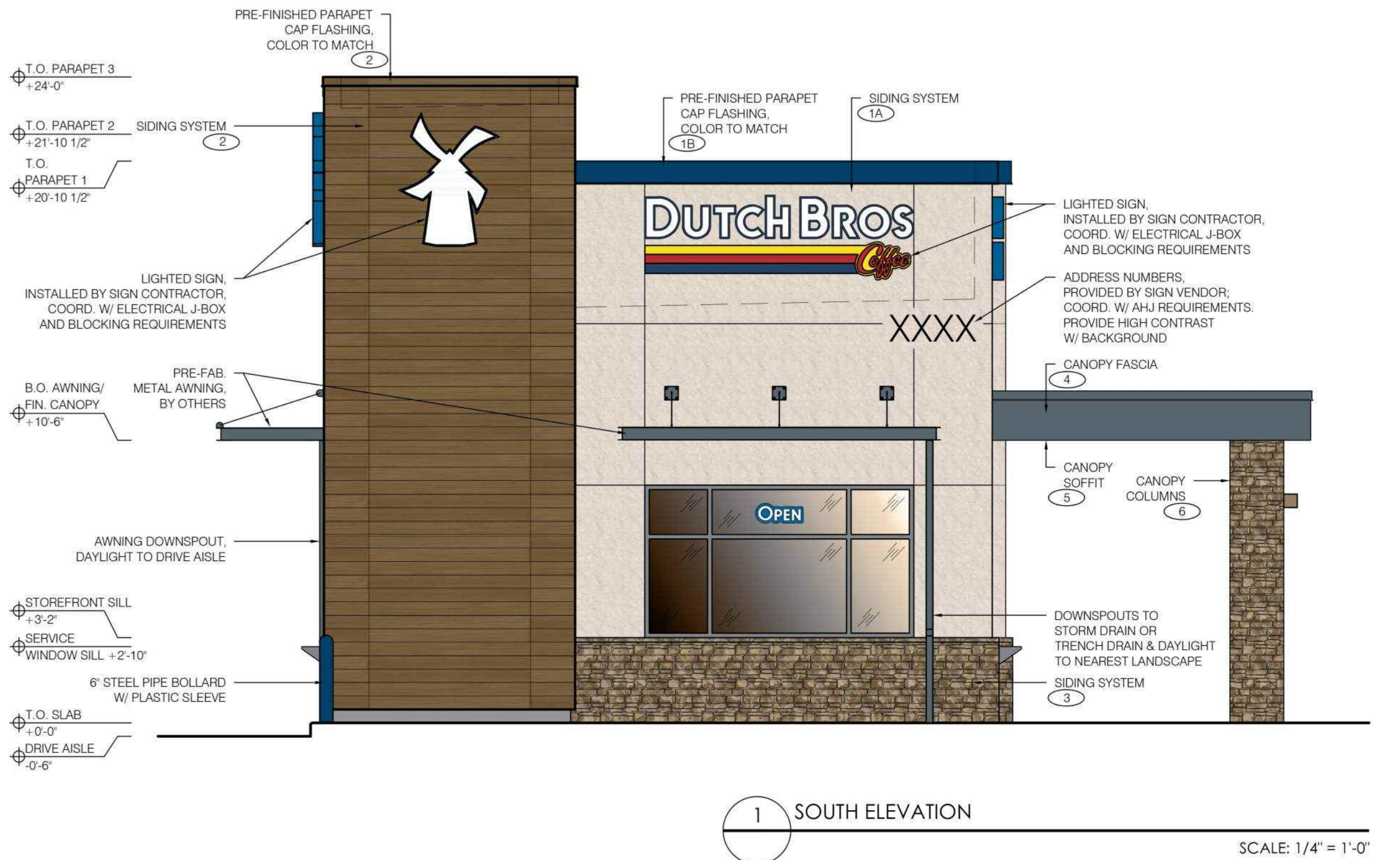
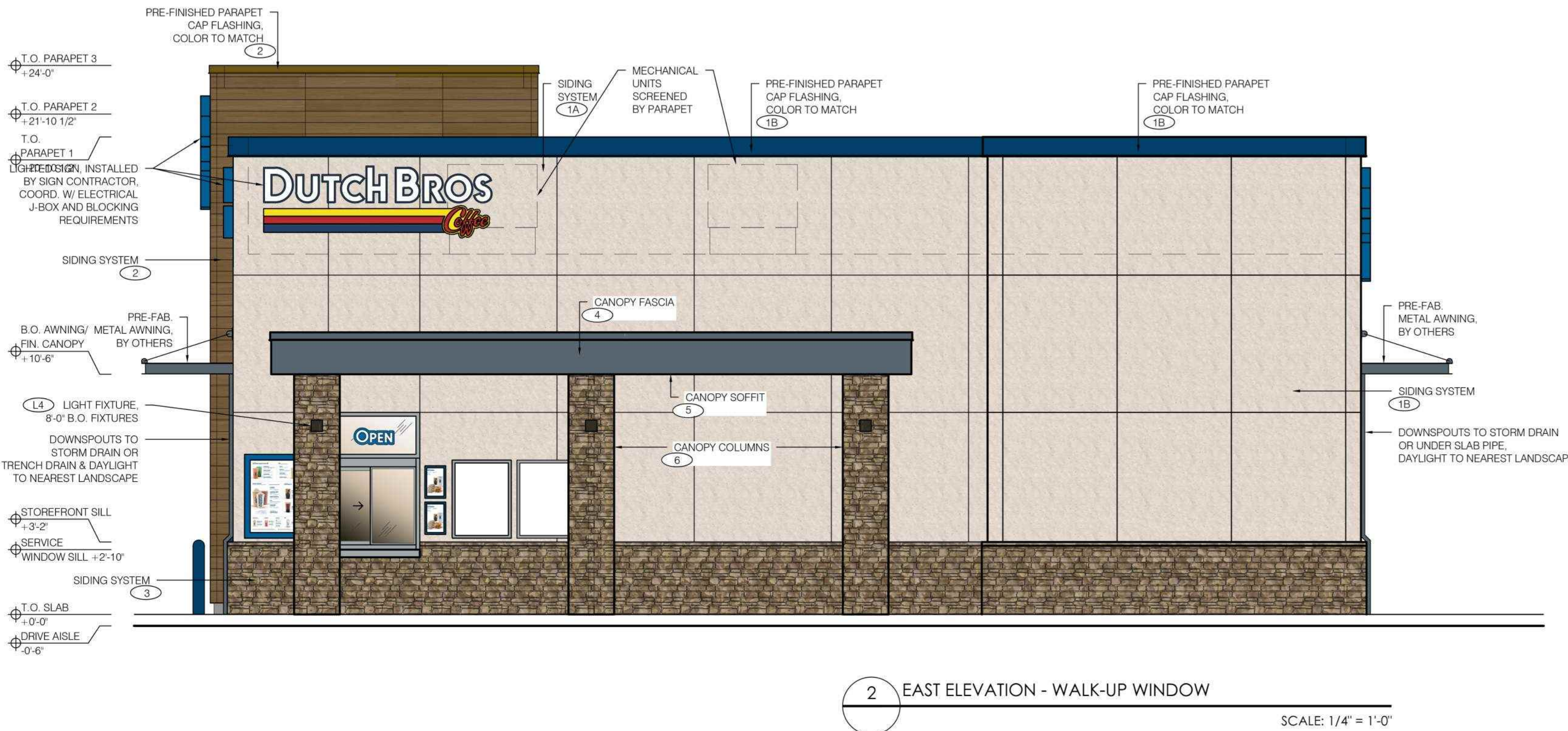
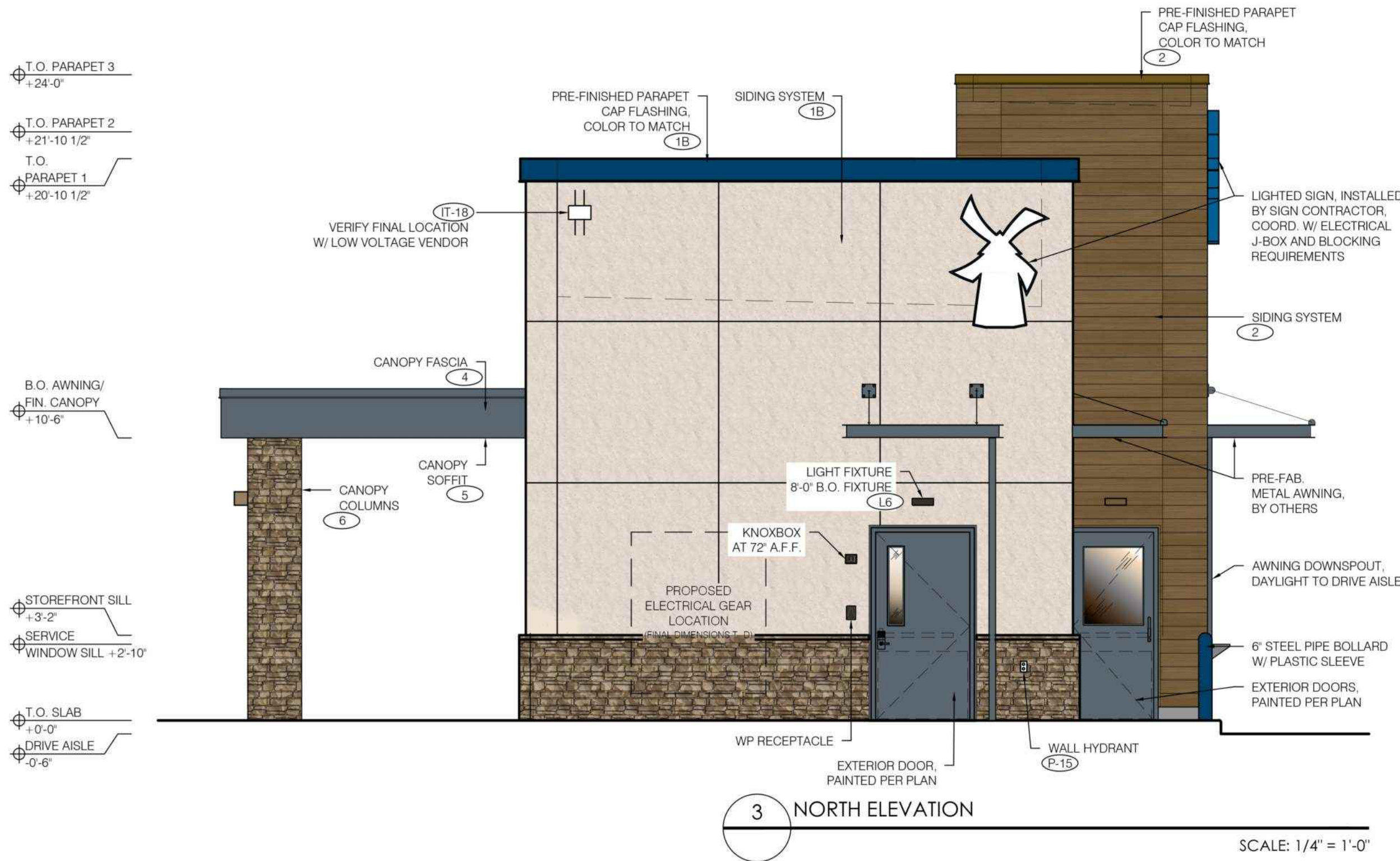
SP 1

PROJECT
NUMBER

25-033

Attachment 3: Dutch Bros Elevations

EXTERIOR FINISH SCHEDULE				
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 ALLURING WHITE SW6343
1B	PARAPET CAP	WESTERN STATES METAL ROOFING	10", PER MFR.	COLOR: BLDG DB BLUE
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	VINTAGEWOOD, AWP 1818 w/ METAL OPEN-OUTSIDE CORNERS	COLOR: CEDAR
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, MONTECITO	COLOR: PER MFR.
	STONE SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL	COLOR: SAND
ZONE 4 (FRAMED CANOPY & AWNINGS)				
5	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY
6	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
7	COLUMNS	ELDORADO STONE	CLIFFSTONE, MONTECITO	COLOR: PER MFR.
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				



PORTLAND HEADQUARTERS:
1001 SE SANDY BLVD., SUITE 100
PORTLAND, OR 97214
V. 503.552.9079

ATLANTA OFFICE:
675 PONCE DE LEON AVE. NE, SUITE 8500
ATLANTA, GA 30308
V. 971.346.2521

WWW.GNICHARCH.COM

Project No: CA0916
Dutch Bros Coffee - New Freestanding Store
12842 Mono Way
Sonoma, CA 94370
For: BFD-SonomaCA-2501, LLC
2828 Enterprise Ave.
Clovis, CA 93619

ISSUED FOR DESIGN
REVIEW: 11.20.2025

REV.	DATE	DESCRIPTION

SHEET NAME:

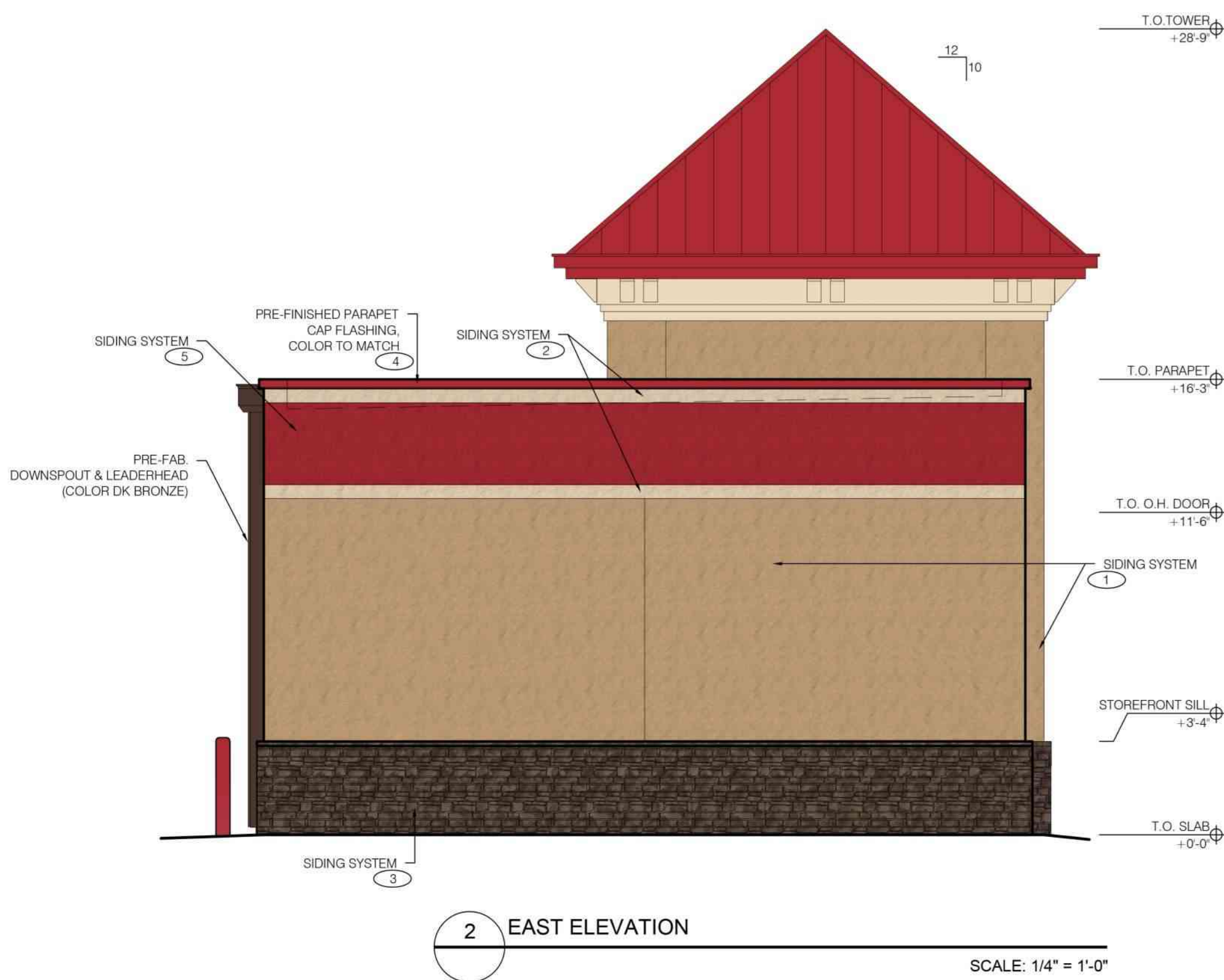
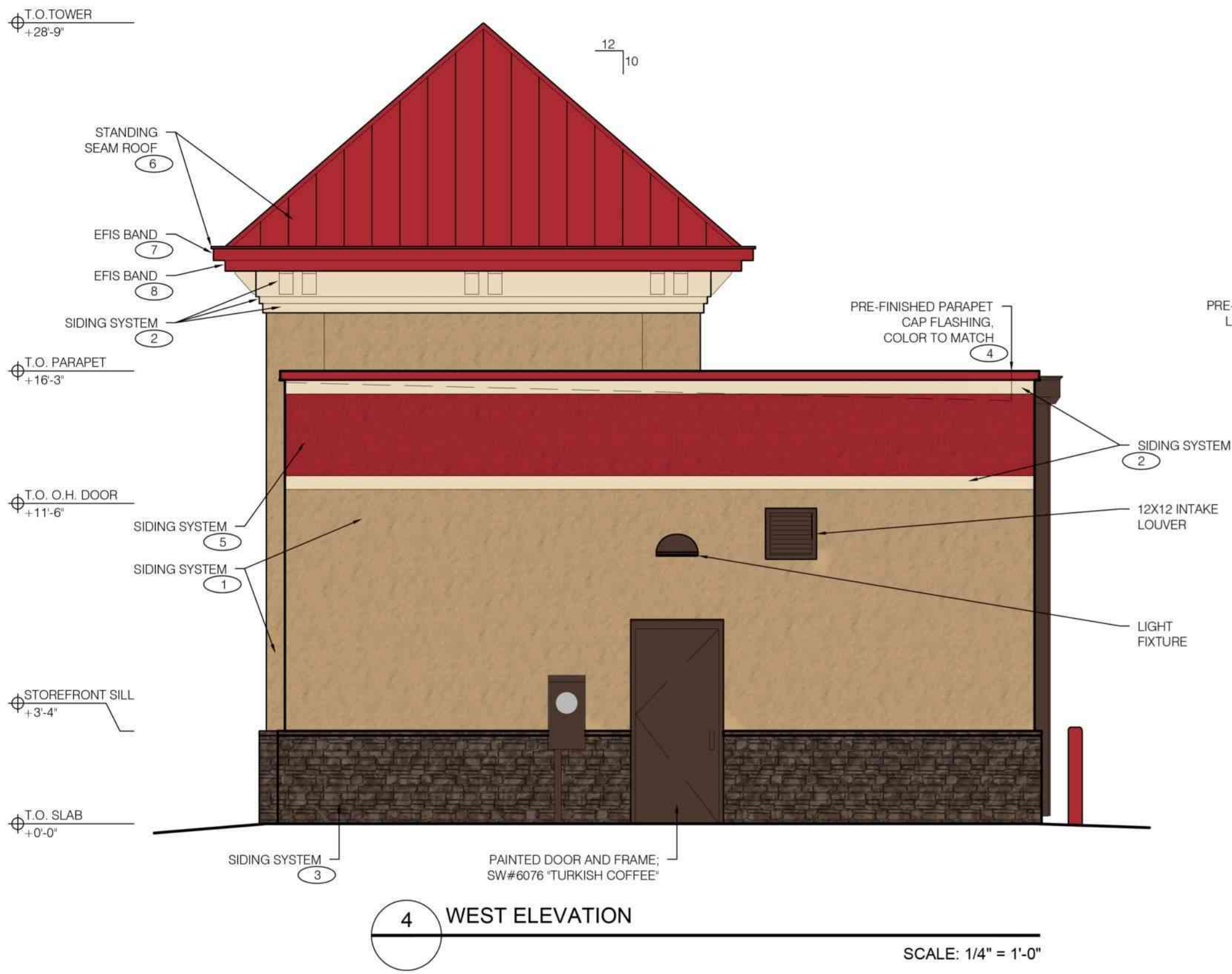
BUILDING COLOR ELEVATIONS

SHEET NUMBER:

A6.1

Attachment 4: Oil Change Facility Elevations

EXTERIOR FINISH SCHEDULE			
ID TAG	MATERIAL	COATS	COLOR
1	EFIS MAIN COLOR	--	PAINTED; COLOR: COLOR SW#7693, STONEBRIAR
2	EFIS MAIN ACCENT BAND	--	PAINTED; COLOR: COLOR SW#7678, COTTAGE CREAM
3	WAINSCOT	--	CLIFFSTONE, MONTECITO
4	COPING/CORNICE	--	PAINTED; COLOR: COLOR SW#6871, POSITIVE RED
5	EFIS MAIN SECONDARY COLOR	--	PAINTED; COLOR: COLOR SW#6871, POSITIVE RED
6	TOWER - ROOF AND GUTTER PRE-FINISHED STANDING SEAM	--	PAINTED; COLOR: COLOR SW#6871, POSITIVE RED
7	TOWER - FASCIA BREAK METAL	2	PAINTED; COLOR: COLOR SW#6871, POSITIVE RED
8	TOWER - EFIS SOFFIT	2	PAINTED; COLOR: COLOR SW#6871, POSITIVE RED



PORTLAND HEADQUARTERS:
1001 SE SANDY BLVD., SUITE 100
PORTLAND, OR 97214
V. 503.552.9079

ATLANTA OFFICE:
675 PONCE DE LEON AVE. NE,
SUITE 8500
ATLANTA, GA 30308
V. 971.346.2521

WWW.GNICHARCH.COM

Project No: 25850007
Take 5 Oil Change - New Freestanding Store
12842 Mono Way
Sonoma, CA 94370
For: BFD-SonoraCA-2501, LLC
2828 Enterprise Ave.
Clovis, CA 93619

ISSUED FOR DESIGN
REVIEW: 11.20.2025

REV: DATE: DESCRIPTION:

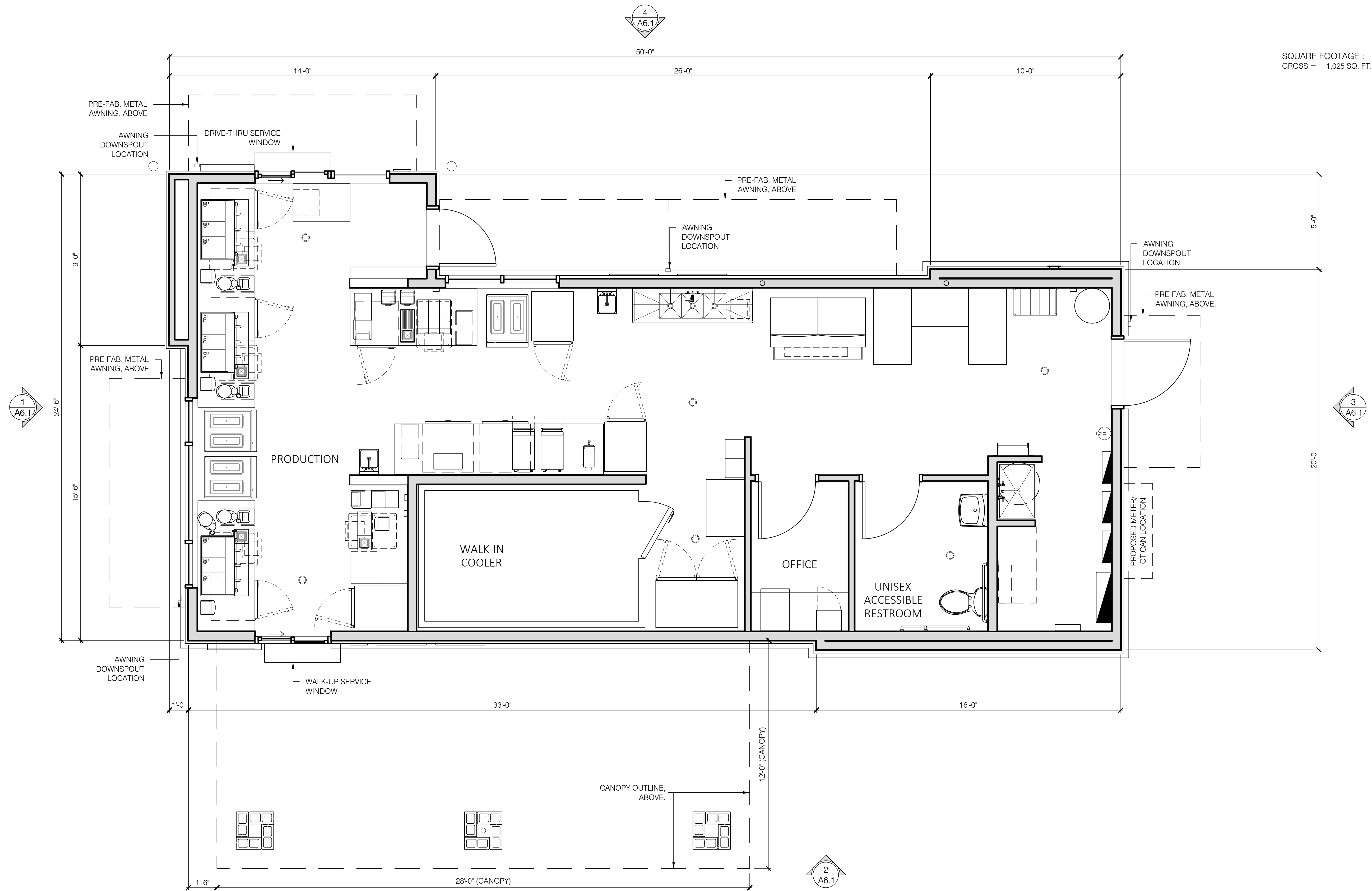
SHEET NAME:

COLOR ELEVATION

SHEET NUMBER:

A4.0

Attachment 5: Dutch Bros Floor Plans



SQUARE FOOTAGE :
GROSS = 1,025 SQ. FT.



PORTLAND HEADQUARTERS:
1001 SE SANDY BLVD., SUITE 100
PORTLAND, OR 97214
V. 503.552.9079

ATLANTA OFFICE:
675 PONCE DE LEON AVE. NE,
SUITE 8500
ATLANTA, GA 30308
V. 971.346.2521

WWW.GNICHARCH.COM

Project No: CA0916
Dutch Bros Coffee - New Freestanding Store
12842 Mono Way
Sonoma, CA 95370
For: BFD-SonomaCA-2501, LLC
2828 Enterprise Ave.
Clovis, CA 93619

DB-2550SQ-A1

ISSUED FOR DESIGN
REVIEW: 11.20.2025

REV:	DATE:	DESCRIPTION:

SHEET NAME:

FLOOR PLAN

SHEET NUMBER:

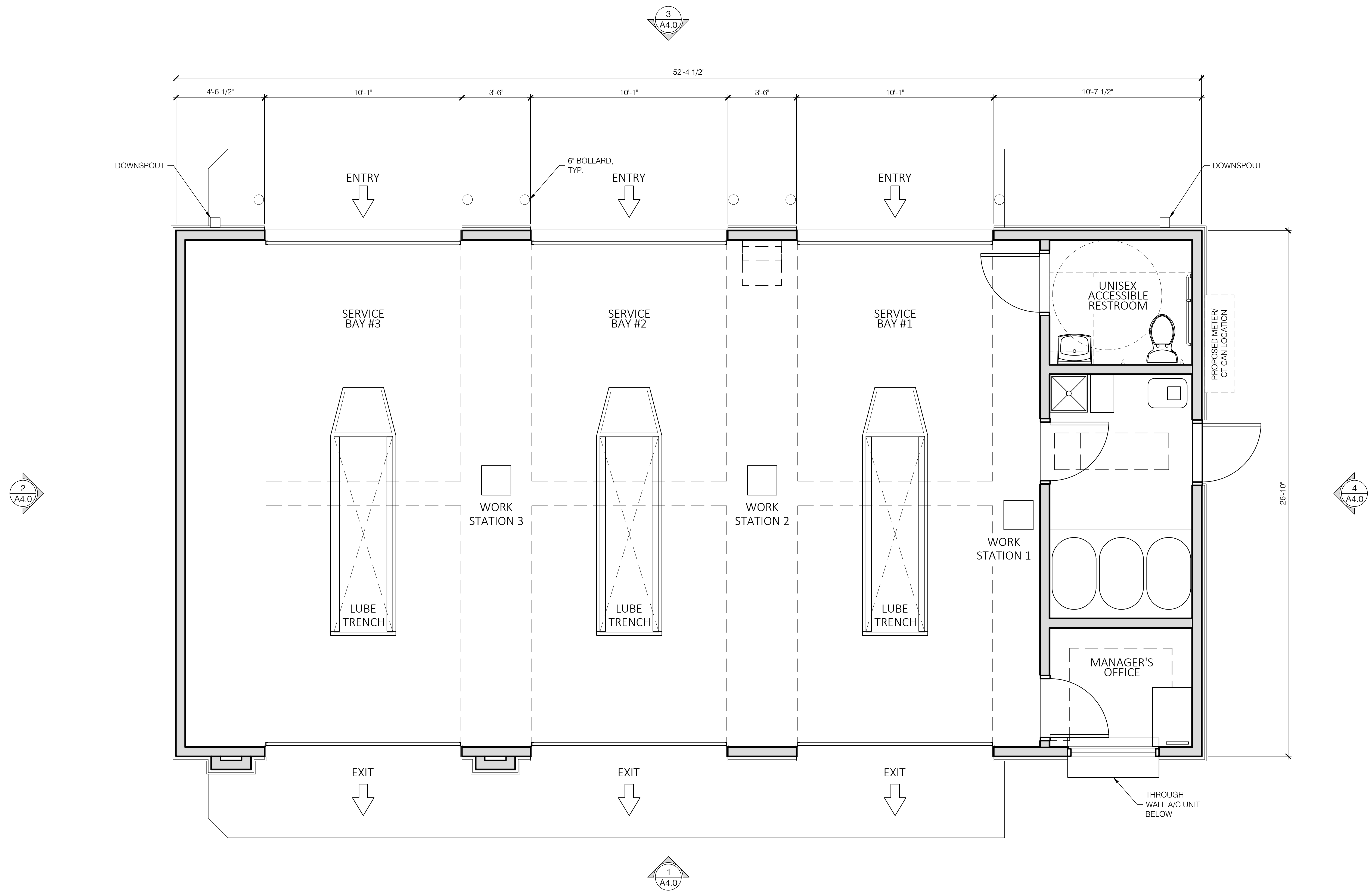
A1.0

1 FLOOR PLAN

SCALE: 3/8" = 1'-0"



Attachment 6: Oil Change Facility Floor Plans



PORTLAND HEADQUARTERS:
1001 SE SANDY BLVD., SUITE 100
PORTLAND, OR 97214
V. 503.552.9079

ATLANTA OFFICE:
675 PONCE DE LEON AVE. NE,
SUITE 8500
ATLANTA, GA 30308
V. 971.346.2521

WWW.GNICHARCH.COM

Project No: 25850007
Take 5 Oil Change - New Freestanding Store
12842 Mono Way
Sonoma, CA 95370
FOR: BFD-SonomaCA-2501,LLC.
2828 Enterprise Ave.
CLOVIS, CA 93619

ISSUED FOR DESIGN
REVIEW: 11.20.2025

REV:	DATE:	DESCRIPTION:

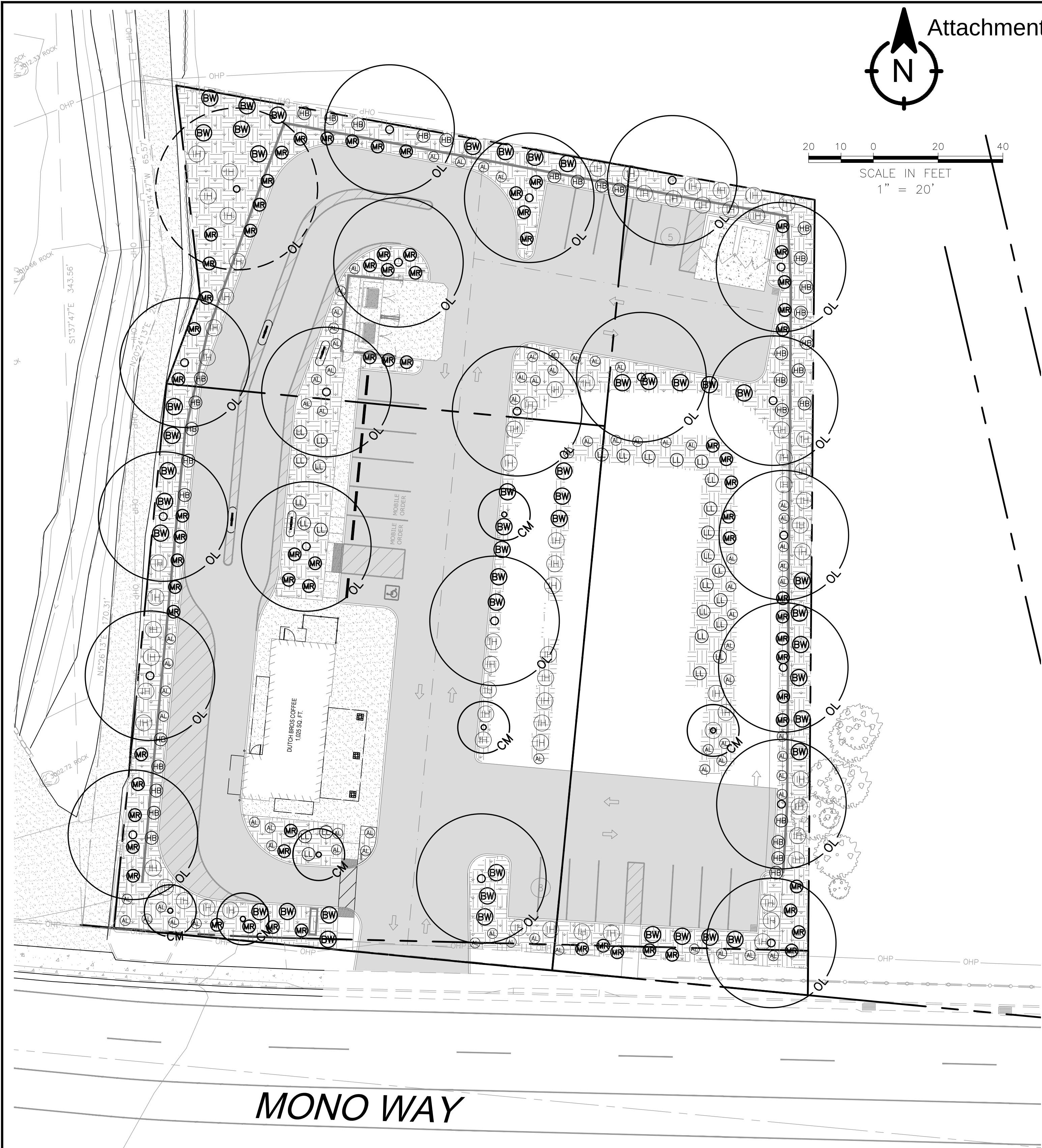
SHEET NAME:

FLOOR PLAN

SHEET NUMBER:

A1.0





EXISTING PLANTING LEGEND

SYMBOL	SCIENTIFIC NAME / COMMON NAME	SIZE	QTY	WATER USE
TREES				
—OL—	QUERCUS AGRIFOLIA / INTERIOR LIVE OAK	15 GAL	1	VL

PROPOSED PLANTING LEGEND

SYMBOL	SCIENTIFIC NAME / COMMON NAME	SIZE	QTY	WATER USE
TREES				
—OL—	QUERCUS WISLIZENI / INTERIOR LIVE OAK	15 GAL	20	VL
—CM—	LAGERSTROEMIA INDICA / CREPE MYRTLE	15 GAL	6	L
SHRUBS				
BW	MYRSINE AFRICANA / AFRICAN BOXWOOD	5 GAL	45	L
D	DIETES BICOLOR / AFRICAN IRIS	5 GAL	71	L
MR	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MATH RUSH	5 GAL	71	L
LL	LANTANA MONTEVIDENSIS / LAVENDER LANTANA	5 GAL	26	L
HB	NANDINA DOMESTICA 'GULF STREAM' / HEAVENLY BAMBOO	5 GAL	34	L
H	RHAPHIOLEPIS INDICA / REDBIRD INDIAN HAWTHORN	5 GAL	71	L
GROUND COVER				
	3" THICK-3/4" LANDSCAPE MULCH	1 GAL	15,126	L

SHADE REQUIREMENT

THE PARKING LOT SURFACE SHALL BE 50% SHADED WITHIN 15 YEARS

PARKING LOT AREA: 28,016 SF±
50% TO BE SHADED: 14,008 SF±

PROPOSED SHADE PROVIDED:

QUERCUS AGRIFOLIA / INTERIOR LIVE OAK 20 @ 1,257 SF± = 25,140 SF
LAGERSTROEMIA INDICA / CREPE MYRTLE 8 @ 202 ST ± = 1,206 SF

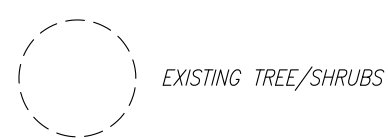
EXISTING SHADE PROVIDED:

QUERCUS AGRIFOLIA / INTERIOR LIVE OAK 1 @ 1,257 SF± = 1,257 SF

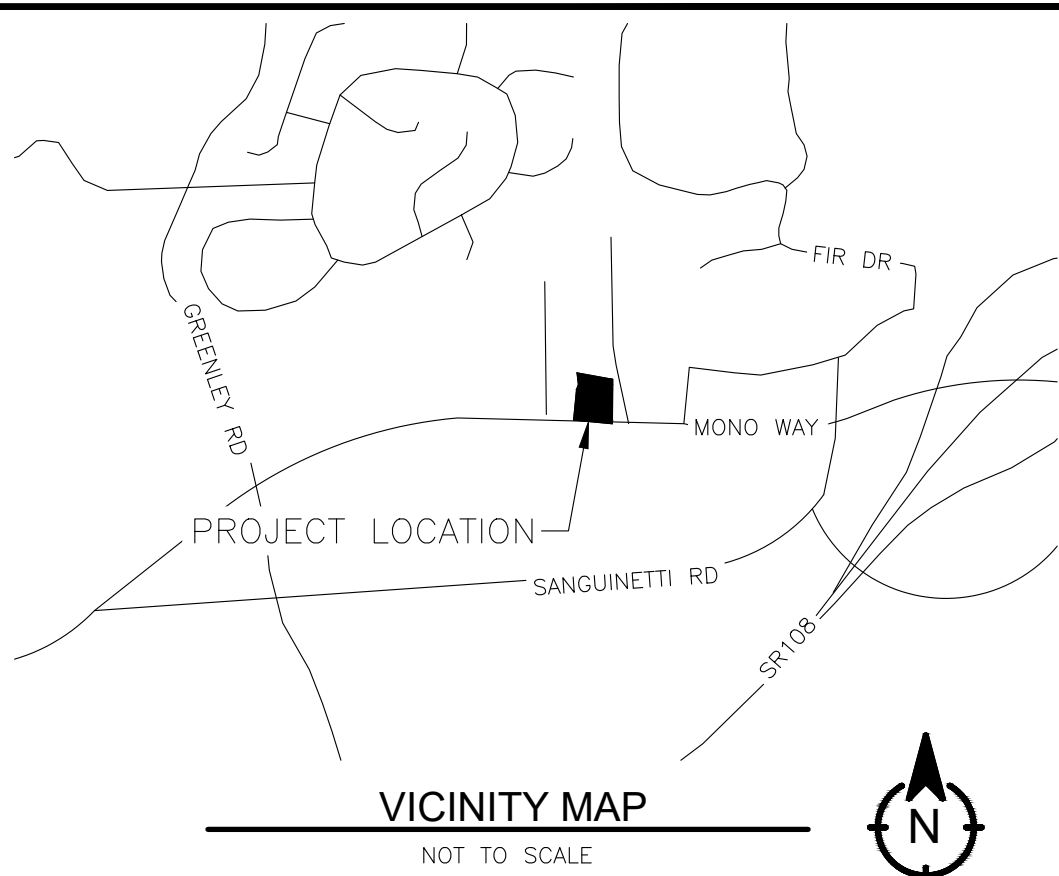
TOTAL SHADE PROVIDED: 26,346SF±

PERCENT OF SHADE PROVIDED: 98.5% (REQUIRED 50%)

LEGEND:



EXISTING TREE/SHRUB



VICINITY MAP
NOT TO SCALE

PROJECT INFO:

PROJECT LOCATION: 12642 MONO WAY
SONORA, CA 95370

APN: 044-180-072

PROJECT OWNER: MIKE FILLEBROWN
BIEHL & FILLEBROWN
DEVELOPMENT, LLC
2828 ENTERPRISE AVE
CLOVIS, CA 93619

BENCHMARK:

VIC 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'

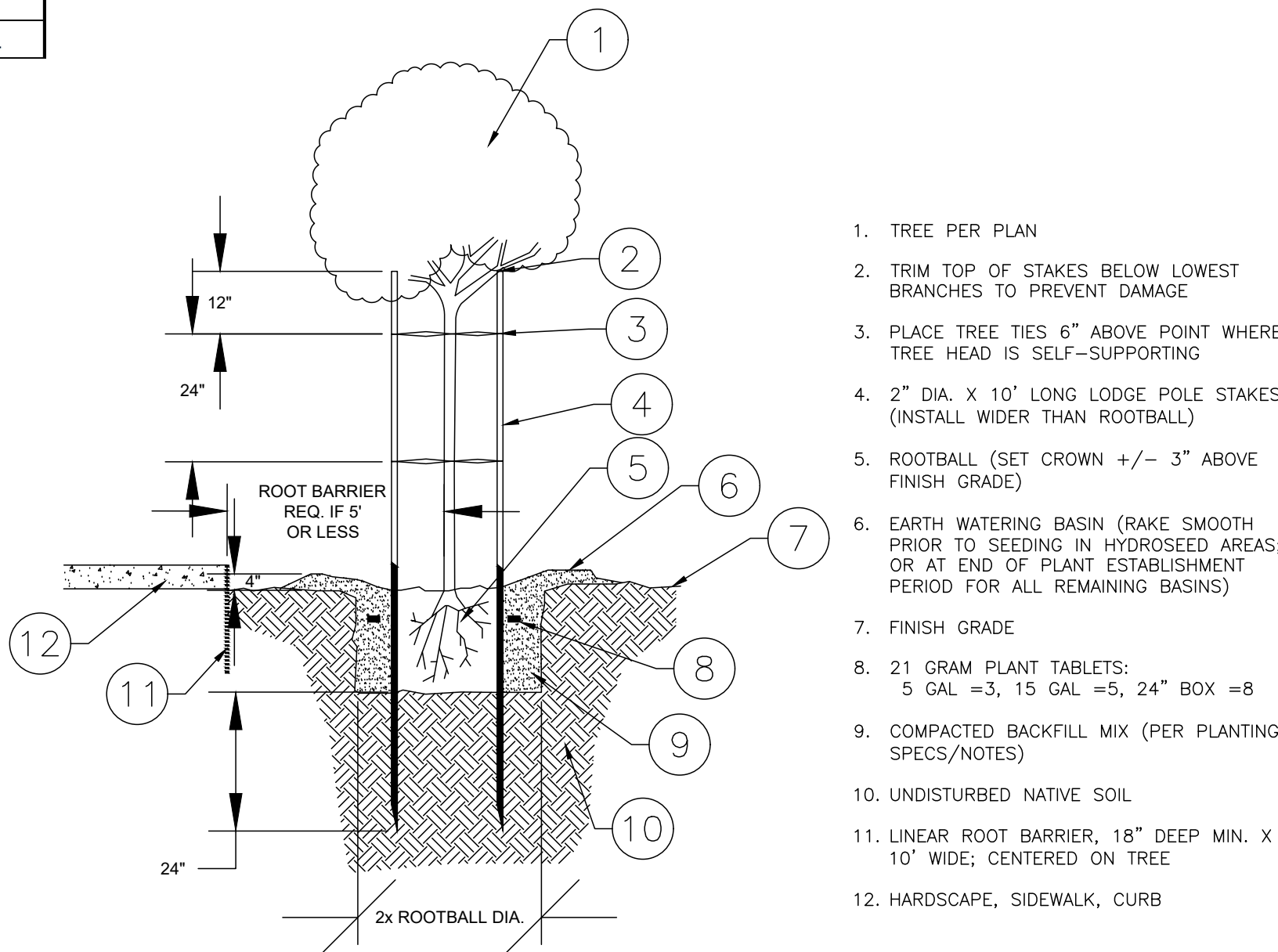
LANDSCAPE INFO:

PROJECT SITE TOTAL SF : 51,467 SF±

10% MINIMUM OF LANDSCAPE = 5,147 SF±

TOTAL LANDSCAPE PROVIDED: 14,884 SF±

PERCENT OF LANDSCAPE PROVIDED: 29% (REQUIRED 10%)



TREE PLANTING w/ ROOT BARRIERS



QUERCUS WISLIZENI
/ INTERIOR LIVE OAK



LAGERSTROEMIA INDICA
"MUSKOGEE"/INDIAN TRIBES
CREPE MYRTLE



MYRSINE AFRICANA / AFRICAN BOXWOOD



DIETES BICOLOR / AFRICAN IRIS



LOMANDRA LONGIFOLIA BREEZE / DWARF
MATH RUSH



LANTANA MONTEVIDENSIS / LAVENDER
LANTANA



NANDINA DOMESTICA GULF STREAM /
HEAVENLY BAMBOO



RHAPHIOLEPIS INDICA / REDBIRD
INDIAN HAWTHORN

REVISIONS	NO.	DATE	BY

4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0053
FAX: (559) 775-0016
WWW.VICE-ENGR.COM



DUTCH BROS. SONORA, CA

CONCEPTUAL LANDSCAPE
PLAN

CALIFORNIA

CITY OF SONORA

DATE:
6/17/2025

PROJ. ENGR:
LSV

PROJ. MNGR:
KYV

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



SHEET NO.

L1

PROJECT
NUMBER

25-033

Attachment 8: Conditions of Approval

**CONDITIONS OF APPROVAL
FILLEBROWN
SITE DEVELOPMENT PERMIT LUNR-25-11**

General Conditions:

1. LU As a condition of the grant of approval of this Permit, and as a continuing condition of approval of the Permit, developer/permittee/applicant/property owner/subdivider, and the successor in interest shall defend, indemnify, save and hold harmless the County of Tuolumne, its elected and appointed officials, officers, agents, employees and volunteers from any and all claims, actions, proceedings, or liability of any nature whatsoever (including attorney's fees and costs awards) arising out of, or in connection with the County's review or approval of the application or project on which this condition is imposed, or arising out of or in connection with the acts or omissions of the above described person, and his/her/its agents, employees, or contractors, during any work performed in connection with the application or project. With respect to review or approval, this obligation shall also extend to any effort to attack, set aside, void, or annul the approval of the project including any contention the project approval is defective because a county ordinance, resolution, policy, standard, or plan is not in compliance with local, state or federal law. With respect to acts or omissions of the above described person and his/her/its agents, employees, or contractors, the obligation hereunder shall apply regardless of whether the County prepared, supplied, or approved plans, specifications or both. If the defense right is exercised, the County Counsel shall have the absolute right to approve any and all counsel employed to defend the County. To the extent the County uses any of its resources to respond to such claim, action or proceeding, or to assist the defense, the above described person will reimburse County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at its regular rate for non-County agencies, or any other direct or indirect cost associated with responding to, or assisting in defense of, the claim, action, or proceedings. For any breach of this obligation the County may, without notice, rescind its approval of the application or project to which this covenant/condition is attached. (TCOC, Section 17.98.110(H))
2. ED Secure a Grading Permit from the Engineering Division of the Department of Public Works prior to any grading, excavating or earthmoving on the site or associated with this project. (TCOC, Section 12.20.050)
3. BD A Building Permit shall be obtained from the Building and Safety Division of the Community Development Department (CDD) for all non-exempt structures, pursuant to Section 105 of the California Building Code. (CBC, Section 105)
4. LU An Encroachment Permit shall be obtained from the City of Sonora for work within or access onto the Mono Way right-of-way. (TCOC, Section 17.98.110(H))

Conditions to be met prior to the issuance of a Grading Permit:

5. ED/LU Submit a Grading Plan for the project to the Engineering Division of the Department of Public Works for review and approval. (TCOC, Section 12.20.150)

6. ED The property owner or applicant shall submit and erosion control plan for any construction to take place (TCOC, Section 12.20)
7. ED A Drainage Plan shall be submitted to the Engineering Division of the Department of Public Works for review and approval to address the following:
 - a. The entire project site including the parking lot drainage.
 - b. The increased runoff and effect to downstream drainages, culverts, and adjacent properties.
 - c. On-site retention/detention basin shall be required. This feature may be proposed as subsurface under the parking area or within a vegetated swale system in landscaped areas. (TCOC, Titles 11 and 12)
8. ED Provide proof that slope and drainage easements have been obtained or provided in such locations as necessary to accommodate cut and fill slopes, setbacks, and flow from the site. Provide a 15-foot wide drainage easement along all existing pipes that are not located in a road and public utility easement. (TCOC, Chapters 12.20.270-280 and 16.24.180)
9. ED Submit to the State Water Resources Control Board, Storm Water Permitting unit, a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit (California's National Pollutant Discharge Elimination System (NPDES) general permit for construction related storm water discharges) for the disturbance or one acre or more. Disturbances of less than one acre may also require a Notice of Intent for coverage under the NPDES general permit for construction related storm water discharge and the State Water Resources Control Board, Water Permitting Unit shall be contacted for determination if a permit is required. Commercial and industrial developments may require an NOI even if less than an acre is disturbed and should submit to the SWRBC to obtain an NOI or an exemption from these requirements. (Federal Water Pollution Control Act, State Water Resources Control Board)
10. ED/BD/LU A parking area plan shall be submitted to the Engineering Division of the Department of Public Works for review and approval in connection with the site grading and drainage plan. Plans shall address internal traffic circulation, include parking stall layout and any necessary striping, marking, and signing. All parking areas and traveled ways on the site shall be paved, striped, and lined in accordance with approved plans. The parking plan shall be submitted in connection with the site grading and drainage plans. Commercial driveways meeting Title 11 for onside roads must be paved and extended to within 150 feet of all portions of all buildings. A minimum of 81 spaces shall be included for the 18,795 square foot facility. (TCOC, Section 17.98.110(H) and 11.16.020)

Conditions to be met prior to the issuance of a Building Permit:

11. LU Submit a lighting plan to the Land Use and Natural Resources (LUNR) Division of the CDD for review and approval prior to the installation of any exterior lighting. The lighting plan shall incorporate the following: direct the light downward to the area to be illuminated, install shields to direct light and reduce glare, utilize low rise light standards or fixtures attached to the

buildings, and utilize low or high pressure sodium lamps or LED instead of halogen type lights. The lighting plan shall comply with the International Dark Sky Association standards and fixtures shall have the International Dark Sky Fixture seal of approval. (TCOC, Section 17.98.110(H))

12. LU Submit a Sign Plan to the LUNR Division of the CDD prior to the installation of any signage. All signage on site shall be in compliance with Chapter 17.34 of the Tuolumne County Ordinance Code and shall comply with the East Sonora Design Guidelines. (TCOC, Chapter 17.34)
13. LU The site plan and design elements shall comply with the plans approved under Site Development Permit LUNR-25-11. Any significant deviation from the plans shall require approval of supplemental plans submitted by the property owner. (TCOC, Section 17.98.110(H))
14. LU/SUR Prior to issuance of a building permit, the Resubdivision T-25-13 shall be approved by the Tuolumne County Surveyor and the map shall be recorded. If the map is not approved, the buildings shall be moved to comply with any setback requirements and shall not be built over property lines. (TCOC, Section 17.98.110(H))
15. LU Submit a Landscape Plan to the LUNR Division of the Community Development Department for review and approval. The development will require at least 4,966± square feet of landscaped area. A minimum of 4,996± square feet of landscaping shall be shown on the site plan. The landscaping plan shall be consistent with Chapters 15.28 and 17.56 of the TCOC and the East Sonora Design Guidelines (TCOC, Section 15.28.010)
16. FPD The required fire flow cannot be determined. Fire flow is determined by the square footage of the largest building on site including all horizontal projections. A reduction of up to 75%, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire-flow shall not be less than 1,500 gallons per minute. (CFC Section 507.3)
17. FPD The required fire flow shall be on site, tested and approved by the Tuolumne County Fire Prevention Division prior to the issuance of any building permits. (TCOC, Chapter 15.20.010)
18. FPD County Standard Dry Barrel Hydrants shall be available within 250 feet of the furthest portion of all proposed buildings measured by way of drivable access. The Tuolumne County Fire Prevention Division shall approve all hydrant plans, locations, and installations. (TCOC, Chapter 15.20)
19. FPD A letter from Tuolumne Utilities District (TUD) shall be provided to the Tuolumne County Fire Prevention confirming that the required fire flow is available to the project site prior to issuance of any building permits. (TCOC, Section 17.68.150)
20. FPD All commercial occupancy fire suppression systems will be based on building size and type of occupancy. Submit plans and calculations for the Automatic Engineered Fire Sprinkler System to Tuolumne County Fire Prevention for review and approval prior to the issuance of a building permit or the

installation of any portion of the system. Plan check fees are assessed upon completion of review. (TCOC Section 15.20.10)

- 21. BD This project must comply with all applicable provisions of the Americans with Disabilities Act (ADA), and Chapters 11A and/or 11B of the California Building Code as applicable.
- 22. EH Complete plans and specifications for each proposed new or remodeled food facility shall be submitted to the Environmental Health Division prior to commencing construction and the issuance of any building permit, (California Health and Safety Code Part 7, Section 114380).

Conditions to be met during the construction phase of the proposed project:

- 23. ED Prior to the construction of any site improvements or grading on the site, all property corners shall be monumented and clearly visible. Where a clear line-of-sight between lot corners does not exist, appropriate markers shall be set on the property line to identify the boundaries while construction is in progress. (TCOC, Chapter 12.20)
- 24. BD Hours of exterior construction on the project site shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. Exterior construction shall be prohibited on Sunday and County holidays. Exceptions to these hours this condition may be authorized by the Community Development Department Director. (TCOC, Section 17.68.150)
- 25. BD/ED The contractor shall be responsible for dust abatement during construction and development operations. A water truck or other watering device shall be on the construction site on all working days when natural precipitation does not provide adequate moisture for complete dust control. Said watering device shall be used to spray water on the site at the end of each day and at all other intervals, as need dictates, to control dust. (TCOC, Section 12.20.370)
- 26. ED All soils disturbed by grading shall be reseeded or hydromulched or otherwise stabilized as soon as possible and before October 15 of the construction year, and emergency erosion control measures shall be utilized as requested by County officials. (TCOC, Title 12)
- 27. LU If a cultural resource is discovered during the activities authorized by this Permit, the person in possession of the parcel for which the permit was issued and all persons conducting any activity authorized by this permit shall comply with the following provisions:
 - A. The person discovering the cultural resource shall notify the Community Development Department by telephone within 24 hours of the discovery or the next working day if the department is closed.
 - B. When the cultural resource is located outside the area of disturbance, the Community Development Department shall be allowed to photodocument and record the resource and construction activities may continue during this process. On parcels of two or more gross acres, the area of disturbance includes building pads, septic areas, driveways or utility lines, grading and vegetation removal, plus 300

feet. On parcels of less than 2 gross acres, the area of disturbance equals the boundaries of the parcel.

- C. When the cultural resource is located within the area of disturbance, all activities that may impact the resource shall cease immediately upon discovery of the resource. All activity that does not affect the cultural resource as determined by the Community Development Department may continue. A qualified professional, as defined in Section 17.04.657 of the Tuolumne County Ordinance Code, such as an archaeologist or an historian, shall be allowed to conduct an evaluative survey to evaluate the significance of the cultural resource.
- D. When the cultural resource is determined to not be significant, the qualified professional or Community Development Department shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the Community Development Department.
- E. When a resource is determined to be significant, the resource shall be avoided with said resource having boundaries established around its perimeter by a qualified professional archaeologist or historian or a cultural resource management plan shall be prepared by a qualified professional to establish measures formulated and implemented in accordance with Sections 21083.2 and 21084.1 of the California Environmental Quality Act (CEQA) to address the effects of construction on the resource. The qualified professional shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the Community Development Department. All further activity authorized by this permit shall comply with the cultural resources management plan.

A cultural resource is any building, structure, object, site, district, or other item of cultural, social, religious, economic, political, scientific, agricultural, educational, military, engineering or architectural significance to the citizens of Tuolumne County, the State of California, or the nation which is 50 years of age or older or has been listed on the National Register of Historic Places, the California Register of Cultural Resources, or the Tuolumne County Register of Cultural Resources. (TCOC, Section 14.10.150)

- 28. APCD Secure burning permits from the Tuolumne County Air Pollution Control District and the California Department of Forestry and Fire Protection prior to burning vegetation on the site. Only clean dry vegetation shall be burned on the site on a California Air Resources Board declared permissive burn day. (California Health and Safety Code; California Public Resources Code Sections 41800 & 41802; General Plan, Implementation Program 12.D.d; TCAPCD Rules and Regulations, Regulation III)
- 29. ED/APCD Exposed serpentine gravel is prohibited on the project site, unless exempted pursuant to TCAPCD Rules and Regulations, Regulation IX, Rule 904 Section (F) or Rule 908 Section (C) or(D)(3). No person shall use, apply, sell, supply, or offer for sale or supply any restricted material (as defined in subsection (I)(20) of Rule 904) for surfacing, unless it has been tested and determined to have an asbestos content that is less than 0.25 percent. Any roadway including road shoulders or any surface that is subject to vehicular travel or

pedestrian access must be completely covered with non-restricted material. (California Health and Safety Code, Sections 93105 and 93106)

30. APCD Any construction activities, road construction, road maintenance, or grading that disturbs naturally occurring asbestos, serpentine, or ultramafic rock shall be subject to TCAPCD Rules and Regulations, Regulation IX, Rule 908 unless specifically exempted under Sections (C) or (D)(3). All dust mitigation requirements shall be implemented and maintained throughout the duration of the construction or grading activity.

a. Requirements for Road Construction and Road Maintenance Activities:
 - i. Equipment and operations must not cause any visible dust crossing project boundaries;
 - ii. Unpaved roads, area subject to vehicle traffic, storage piles, and disturbed areas shall be kept adequately wetted, treated with dust suppressants, or covered with material that contains less than 0.25% asbestos;
 - iii. Construction vehicle speeds shall be limited to 15 mph; and
 - iv. Track out from any road construction project is prohibited on any paved public roadway.
31. APCD Open burning of vegetation for land clearing purposes shall be prohibited without a valid burn permit from the District. (TCAPCD Rule 310.2(A) - Land Development Clearing)
32. APCD ARB mobile equipment regulations shall be adhered to for all diesel fired mobile sources used at this site during construction. (CCR Title 13 Section 2449 et al)
33. APCD Any diesel fired portable equipment used at this site during construction shall comply with the *ATCM for Diesel PM from Portable Engines Rated at 50 BHP or Greater*. (CCR Title 17 Section 93116)
34. APCD Demolition or renovation of a structure may disturb asbestos containing material, which would require a survey and/or notification to the U.S. EPA and California Air Resources Board (CARB) as per the National Emissions Standards for Hazardous Air Pollutants (NESHAP). (Asbestos NESHAP, 40 CFR Part 61, Subpart M, Section 61.145 Standard for Demolition and Renovation)
35. AG All hay, straw, hay bales, straw bales, seed, mulch or other material used for erosion control or landscaping on the project site shall be free of noxious weed seeds and propagules. Noxious weeds are defined in Title 3, Division 4, Chapter 6, Section 4500 of the California Code of Regulations and the California Quarantine Policy – Weeds. (Food and Agriculture Code, Sections 6305, 6341 and 6461)
36. AG All equipment brought to the project site for construction shall be thoroughly cleaned of all dirt and vegetation prior to entering the site, in order to prevent importing noxious weeds. (Food and Agriculture Code, Section 5401)
37. AG All material brought to the site, including rock, gravel, road base, sand, and top soil, shall be free of noxious weed seeds and propagules. Noxious weeds

are defined in Title 3, Division 4, Chapter 6, Section 4500 of the California Code of Regulations and the California Quarantine Policy – Weeds. (Food and Agriculture Code, Sections 6305, 6341 and 6461)

38. SW All solid waste from demolition or construction activities shall be disposed of at facilities authorized by the County Board of Supervisors by Resolution 183-04, including the Cal Sierra Materials Recovery Facility (MRF), the Pinecrest Transfer Station, or the Groveland Transfer Station. Solid waste that is not accepted at these facilities may be disposed of at an alternative facility that is permitted to receive the waste. (TCOC, Chapter 7.12)

Conditions to be met prior to the issuance of a Certificate of Occupancy by the Building and Safety Division of the Community Development Department:

39. LU The final project shall meet all requirements mandated by federal, state or local law. Federal or state law may require additional obligations beyond those required by these conditions or local requirements, including additional analysis of environmental or other issues, over which the County has no control. (TCOC, Section 17.68.150)
40. LU The site shall be served public water and sewer by the Tuolumne Utilities District. The site shall comply with all TUD requirements and regulations for service and connection.
41. ED All grading, both on and off site, shall be completed in compliance with the Grading Permit issued by and the grading plans approved by the Engineering Division of the Department of Public Works. (TCOC, Chapter 12.20)
42. ED Drainage improvements shall be installed in accordance with the drainage plans approved by the Engineering Division of the Department of Public Works. (TCOC, Chapters 11.04 and 11.12)
43. ED/BD/LU All parking on the site shall adhere to the Parking Area Plan approved by Tuolumne County. All parking area and traveled ways on the site shall be paved and surfaced as required by the Parking Plan. Any significant deviation from the plan shall require approval of supplemental plans submitted by the property owner. (TCOC, Chapter 17.30)
44. FPD/ED Roads shall be provided within 150 feet of all portions of the exterior walls of the proposed buildings. The roads shall be constructed to have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". The roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. The configuration of the fire apparatus access roads shall be indicated on the site plan and shall be approved by Fire Prevention. (CFC Sections 503, TCOC Title 11)
45. FPD For dead-end fire apparatus access roads in excess of 150 feet in length, an area for turning fire apparatus around shall be provided as approved by the Tuolumne County Fire Prevention Division. (CFC, Section 503)
46. LU All landscaping on the site shall adhere to the Landscape Plan approved by the Community Development Department. Any significant deviation from the plan shall require approval of supplemental plans submitted by the property

owner. If the installation of landscaping is not allowed due to drought then a security agreement may be entered into in lieu of planting prior to issuance of the Certificate of Occupancy. If natural vegetation is to be utilized for landscaping, those areas shall be retained during project development and operation. (TCOC, Sections 15.28.010 and 17.68.150)

47. LU/BD All construction on the site shall adhere to the site plan and exterior elevational drawings approved by Tuolumne County. Any significant deviation from the plans shall require approval of supplemental plans submitted by the property owner. (TCOC, Section 17.98.110(H))
48. LU All signage shall adhere to plans approved by Tuolumne County, including design, height, color, location, materials, and lightings. (TCOC, Section 17.98.110(H))
49. LU Exterior lighting placed on the site shall conform to the lighting plan approved by Tuolumne County. (TCOC, Section 17.98.110(H))
50. BD/LU The applicable Traffic Impact Mitigation Fee (TIMF) shall be paid to Tuolumne County prior to issuance of a Certificate of Occupancy. Any credits shall be in accordance with Chapter 3.54. The final TIMF will be calculated and due prior to the issuance of a Certificate of Occupancy by the Building and Safety Division of the CDD. (TCOC, Chapter 3.54)
51. EH A valid permit to operate shall be issued by the Environmental Health Division prior to operation of any food facility. (CHSC Part 7, Section 114381).
53. LU A site inspection will be conducted by Tuolumne County personnel to verify compliance with the conditions listed above. (TCOC, Section 17.68.150)

On-going Conditions. The owner of the property at the time of construction or use shall be responsible for compliance with the following conditions:

54. EH The handling uses and storage of hazardous materials and/or hazardous waste on the site shall comply with TCOC, Chapter 13.24; CHSC Division 20, Chapters 6.5 and 6.95; and CCR, Title 19, Division 2.
55. LU The property owner shall be responsible for maintaining the landscaping in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety. (TCOC, Section 15.28.190)
56. LU Property owner shall be responsible for maintaining the signage on site. The signage shall receive regular maintenance so that it does not decay, fade, warp, chip or otherwise deteriorate in appearance. (TCOC, Section 17.34.050)
57. LU The noise levels generated by the project shall be restricted to the following exterior noise limits as measured at the property line:

Zoning Classification of Receiving Property	Noise Level (dB) of Sound Source	
	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)

MU, R-3, R-2, R-1, RE-1, RE-2, RE-3, RE-5, RE-10, C-O, C-1, C-S, BP	50 L _{eq} . (1 hour) ¹	45 L _{eq} . (1 hour) ¹
---	--	--

¹L_{eq}. 1 hour refers to the average noise level measured over a one hour period.
(TCOC, Section 17.68.150)

58. SW If a business located on the project site generates more than four (4) cubic yards of solid waste per week, then recycling is required. Recycling can include subscribing to recycling service provided by the franchise hauler for the collection area, self-hauling recyclables to a recycling center or donating recyclables to a charitable cause. (CCR, Section 18837)
59. SW Excepting disruptions in normal refuse collection schedules, refuse shall not be allowed to remain on the premises for more than seven (7) days unless it is satisfactorily composted, used as animal food, used as soil amendments, or some other beneficial use, provided such use does not create a nuisance. (TCOC, Section 8.05.035)
60. SW Persons hauling solid waste from their own residence or solid waste generated in the course of their own business (including building contractors) shall deliver such solid waste only to facilities authorized by the Board of Supervisors by resolution or to alternative facilities that are permitted to receive the waste. (TCOC, Section 7.12.050)

MONITORING PROVISION: A Notice of Action shall be recorded for Conditions 1 through 60 to notify all owners of this parcel of the conditions of this entitlement and these responsibilities. Any violations observed by the Community Development Department during regular site inspections or in response to complaints shall be referred to the agency having jurisdiction over the condition for resolution or referred to the Code Compliance Officer for enforcement. (PRC, Section 21081.6; TCOC, Section 17.68.150)

COMMUNITY DEVELOPMENT DEPARTMENT CONTACT: Natalie Rizzi, Senior Planner

S:\Planning\PROJECTS\LUNR Projects\2025\LUNR-25-11 Fillebrown (GPA & SDP)\Agenda & Conditions\CONDITIONS LUNR-25-11.doc

Attachment 9: Public Comments

Brian Bell

Internal

August 7, 2025 at 3:58 pm

1. This project must comply with all applicable provisions of the Americans with Disabilities Act (ADA), and Chapter 11B of the California Building Code as applicable.
2. Building Permits are required for all Non-Exempt structures being constructed on this project site pursuant to Section 105 of the California Building Code.
3. Hours of construction on the project site shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. Construction shall be prohibited on Sunday and County holidays.

Natalie Rizzi

From: Villamil, Dariana@DOT <Dariana.Villamil@dot.ca.gov>
Sent: Wednesday, August 6, 2025 11:05 AM
To: Natalie Rizzi
Cc: Ponce, Gregoria@DOT
Subject: Caltrans Response- LUNR 25-11 SDP

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Natalie,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the LUNR 25-11 Site Development Plan and 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 Mixed Use (MU) to General Commercial (GC) and the 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 General Commercial (C-1). Project located at 12840 and 12842 Mono Way in the city of Sonora.

If any construction related activities will encroach into Caltrans Right of Way (ROW), the project proponent must apply for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. All California Environmental Quality Act (CEQA) documentation, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies will include an analysis of potential impacts to any cultural sites, historic properties, biological resources, hazardous waste locations, scenic highways, and/or other environmental resources within Caltrans ROW, at the project site(s).

Caltrans has no additional comments at this time. However, Caltrans requests to be included in the review process for all future development at this location.

Thank you,



Dariana
Villamil

**D10 Office of Rural
Planning**

(209) 986-5762

Stephen Gregory

Internal

August 18, 2025 at 11:28 am

1. The required fire flow cannot be determined. Fire flow is determined by the square footage of the largest building on site including all horizontal projections. A reduction of up to 75%, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire-flow shall not be less than 1,500 gallons per minute. (CFC Section 507.3)
2. The required fire flow shall be on site, tested and approved by Tuolumne County Fire Prevention prior to the issuance of any building permits. (TCOC Chapter 15.20.010)
3. County Standard Dry Barrel Hydrant shall be available within 250 feet of the furthest portion of all proposed buildings measured by way of drivable access. Tuolumne County Fire Prevention shall approve all hydrant plans, locations and installations. (TCOC Chapter 15.20)
4. All commercial occupancy fire suppression systems will be based on building size and type of occupancy. Submit plans and calculations for the Automatic Engineered Fire Sprinkler System to Tuolumne County Fire Prevention for review and approval prior to the issuance of a building permit or the installation of any portion of the system. Plan check fees are assessed upon completion of review. (TCOC Section 15.20.10)
5. Sprinkler systems shall be protected by an approved automatic electronic fire alarm system. The fire alarm system shall meet all the requirements of NFPA 72 for such systems, and shall monitor water flow, main valve tamper, manual fire alarm boxes, strobes and horns. The fire alarm system shall be monitored at an approved central station as specified in NFPA 72. Plans and specifications and listing numbers shall be submitted to Tuolumne County Fire Prevention for review and approval prior to installation of any portion of the fire alarm system. Plan check fees shall be assessed upon completion of review. (CFC Section 903.4)
6. Roads shall be provided within 150 feet of all portions of the exterior walls of the proposed buildings. The roads shall be constructed to have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6". The roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. The configuration of the fire apparatus access roads shall be indicated on the site plan and shall be approved by Fire Prevention. (CFC Sections 503, TCOC Title 11)
7. For dead-end fire apparatus access roads in excess of 150 feet in length, an area for turning fire apparatus around shall be provided as approved by Tuolumne County Fire Prevention. (CFC Section 503)

A more in depth plan review will be conducted upon application for a building permit. If you have any questions regarding the above conditions, please do not hesitate to contact me at your convenience.



Department of Public Works

Blossom Scott-Heim, P.E.
Director

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209.533.5601
www.tuolumnecounty.ca.gov

MEMORANDUM

ADMINISTRATION

Assistant to the
Department Head
Emma Hawks
209.694.2718

AIRPORTS

Airport Manager
Tonya Scheftner, P.G.
209.533.5685

BUSINESS

Agency Fiscal Officer
Doreen Ellis
209.533.5972

ENGINEERING

Blossom Scott-Heim, P.E.
209.533.5904

FLEET SERVICES

Fleet Services Manager
Orlando Magdalenio
209.536.1622

GEOGRAPHIC INFORMATION SYSTEMS

GIS Coordinator
Madeline Amelin
209.533.6592

ROAD OPERATIONS

Superintendent of
Roads and Fleet
Mike Cognetti
209.533.5609

SOLID WASTE

Solid Waste Director
Deborah Reagan
209.533.5588

SURVEYING

County Surveyor
Warren Smith, L.S.
209.533.5626

Date: August 19, 2025

To: Natalie Rizzi, Senior Planner

From: Blossom Scott-Heim, P.E., Director *BSH*
Galen Gritz, R.C.E., Engineer III *g*

Re: LUNR-24-11, Dutch Bros
Assessor's Parcel Nos.: 044-180-072

This project is a combination General Plan Amendment and Site Development permit to allow the construction of a Dutch Bros Coffee drive through and a drive through express oil change facility. The project consists of three parcels totaling 1.14 acres under Assessor's Parcel Number 044-180-072. The site address is 12840 and 12842 Mono Way, Sonora. The project is also part of a resubdivision map T-25-13, in which the existing parcels are being adjusted to conform to the proposed site plan and building locations.

The site topography ranges from under 5% to over 15%. Currently, there are multiple structures on the site; all of which are being proposed to be demolished. Most of the parcel will be impacted by the proposed grading, paving, structures, and landscaping.

Water and sewer service to the site is supplied by Tuolumne Utilities District (TUD). TUD water and sewer mainlines are present in Rogers Road and Mono Way, both of which are adjacent to the property. There currently are three (3) sewer service connections and one water service at this APN.

A Conceptual Grading Plan, dated May 16, 2025, was submitted with the application package. The plans indicate substantial grading of the site with approximately 2600 cubic yards of import soil required to achieve final grades. Retaining walls ranging from less than four (4) feet to over twelve (12) feet have been proposed. Nearly all the site is proposed to be contained by both cut and fill type retaining walls. No information was provided on the materials to be used for the construction of the walls. The walls shown on the west boundary of the project along Rogers Road are cut type walls and appear to exceed twelve (12) feet in height. It is unclear if the excavation of said walls can be achieved while adhering to OSHA requirements and being contained on the project property. Temporary construction easements may be required. No information was provided regarding the proposed drainage facilities. A substantial area of the site will be converted from pervious to impervious surfaces, so it is expected that storm runoff will be increased. Onsite detention will be required. Site Grading and Drainage Plans will be required for submittal and review. Additionally, the site disturbance appears to exceed one (1) acre and therefore, an NPDES Stormwater Permit will be required from the State Water Resources Control Board.

The on-site circulation will need to be reviewed carefully, to make sure that minimum standards required by the local Tuolumne County Ordinance Code (TCOC) Titles 11 and 17 are met for access road and parking lot geometrics, gradients, and structural sections. A Parking Area Plan, which could be incorporated with other site plan exhibits, will be required.

The project site is accessed from Mono Way. Mono Way is a City of Sonora owned and maintained road at this location. The proposed driveway encroachment on Mono Way will be subject to an Encroachment Permit from the City of Sonora.

The project's high traffic volume potential will trigger a Traffic Impact Study (TIS), the conclusions of which may guide design of potential mitigation measures or details of surface infrastructure not already shown on plans. Offsite improvements to the frontage of Mono Way may be required to tie the site to the existing road network for vehicles as well as pedestrians. Project trip generation potential should be quantified via the most recent version of the Institute of Traffic Engineers (ITE) Trip Generation Manual. Of particular concern to the County Public Works department is the proximity of the driveway encroachment to the Timber Hill Shopping Center and potential congestion, queuing issues or turning movement conflicts. The TIS should be scoped to address the concerns and requirements brought by both City of Sonora and the County of Tuolumne Public Works Department.

The following Public Works-related conditions would tentatively apply to the Site Development Permit for this project:

1. A Grading Plan shall be submitted to the Engineering Division of the Department of Public Works for review and approval (TCOC, Section 12.20.140).
2. Submit to the State Water Resources Control Board Storm Water Permitting Unit, a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit (California's National Pollutant Discharge Elimination System (NPDES) General Permit for construction related storm water discharge) for the disturbance of one acre or more. Disturbances of less than one acre may also require an NOI for coverage under the NPDES General Permit for construction related storm water discharge and the State Water Resources Control Board Water Permitting Unit shall be contracted for determination of permit requirements. Commercial and Industrial developments may require an NOI even if less than one acre and should be submitted to SWRCB. Obtain and NOI or an exemption from requirements.
3. A Grading Permit shall be obtained from the Engineering Division of the Department of Public Works prior to any grading (TCOC, Section 12.20.050).
4. A Drainage Plan shall be required and address the concerns listed below (TCOC Sections 11.04.050E; 12.20.300-12.20.360; 16.26.180).
 - a. The entire project site including the parking lot drainage.
 - b. The increased runoff and effect to downstream drainages, culverts and adjacent property.
 - c. On-site detention/retention shall be required; this feature may be proposed as subsurface under the parking area, or within a vegetated swale system in landscaped areas.
5. Provide proof that slope and drainage easements have been obtained or provided in such locations as necessary to accommodate cut and fill slopes, setbacks, and flow from the site (TCOC, Section 12.20.270-280).

Also provide a 15-foot wide drainage easement along all existing pipes that are not located in a road and public utility easement (TCOC, Section 16.24.180).
6. An Encroachment Permit shall be obtained from the City of Sonora for access to Mono Way.
7. A Parking Area Plan (TCOC, Section 17.30).
 - a. The parking area plan shall be submitted to the Engineering Division of the Department of Public Works for review and acceptance. Plans shall address internal traffic circulation, parking stall layout and include necessary striping, marking and signing. All parking areas and traveled ways on the site shall be paved, striped and lined in accordance with approved plans. The parking plan shall be submitted in connection with the site grading and drainage plans.

8. Prior to the construction of any site improvements or grading on the site, all property corners shall be monumented and clearly visible. Where a clear line of sight between lot corners is not possible, appropriate markers shall be set along the property line to mark the boundaries while construction is in progress (TCOC, Section 12.20).
9. All soils disturbed by clearing and grubbing and/or grading shall be reseeded or hydro-mulched or otherwise stabilized as soon as possible, and emergency erosion control measures shall be utilized as requested by County officials (TCOC, Title 12).
10. The applicant shall submit an erosion control plan for any construction to take place (TCOC, Title 12).
11. All parking areas and traveled ways on the site shall be paved (TCOC, Sections 11.16.010, 17.30.090(C)).
12. Commercial driveways, meeting the requirements of Title 11 for onsite roads must be paved and extended to within 150 feet of all portions of all buildings (TCOC, Section 11.16.020).
13. Drainage improvements shall be installed in accordance with approved drainage plans. (TCOC Sections 11.04, 11.12, 16.26.180)
14. Exposed serpentine gravel is prohibited on the construction site. (17 California Code of Regulations, Section 93106)
15. The Contractor shall be responsible for dust abatement during construction and development operations. A water truck or other watering device shall be on the project site on all working days when natural precipitation does not provide adequate moisture for complete dust control. Said watering device shall be used to spray water on the site at the end of each day and at other intervals, as need dictates, to control dust (TCOC, Section 12.20.370).

Natalie Rizzi

From: Romero-Maraccini, Ofelia@Waterboards <Ofelia.Romero-Maraccini@Waterboards.ca.gov>
Sent: Wednesday, August 6, 2025 8:30 AM
To: Natalie Rizzi; Taryn Vanderpan
Subject: RE: Stakeholder Notification - Tuolumne County - LUNR-25-11

Good morning Natalie,

Since the proposed LUNR-25-11 project will receive water from an existing TUD public water system, a new public water system won't be created. As such, the Division of Drinking won't be involved in this project.

Regards,



Ofelia Romero-Maraccini, Ph.D., P.E.

District Engineer, Yosemite District - Division of Drinking Water
Central California Drinking Water Field Operations Branch
State Water Resources Control Boards

Email: Ofelia.Romero-Maraccini@Waterboards.ca.gov

Phone: (559) 447-3135

265 West Bullard Avenue, Suite 101, Fresno CA 93704

Website: www.waterboards.ca.gov

Follow: [X](#) | [YouTube](#) | [Facebook](#) | [LinkedIn](#)

From: Taryn Vanderpan <TVanderpan@co.tuolumne.ca.us>
Sent: Wednesday, August 6, 2025 7:27 AM
Subject: Stakeholder Notification - Tuolumne County

Caution: External Email. Use caution when clicking links or opening attachments. When in doubt, contact DIT or use the Phish Alert Button.

Good Morning,

I have attached a stakeholder notification for a proposed project in Tuolumne County.
If you have any questions or comments, please reach out to the project planner, Natalie Rizzi @ NRizzi@co.tuolumne.ca.us

Thank you,

Taryn Vanderpan
Planning Administrative Technician II
Office: (209) 533-5635
Fax: (209) 533-5616
Email: TVanderpan@co.tuolumne.ca.us
Planning Website: <https://www.tuolumnecounty.ca.gov/179/Planning>



TUOLUMNE UTILITIES DISTRICT

18885 Nugget Blvd. | Sonora, CA 95370
(209) 532-5536 | www.tudwater.com

August 20, 2025

Tuolumne County Community Resources Agency
Attn: Natalie Rizzi
2 S. Green St.
Sonora, CA 95370

RE: LUNR-25-11, APN: 044-180-072.

To Whom It May Concern:

The following is in response to your letter to advisory agencies dated August 4, 2025. This letter is not a commitment to serve the proposed project; rather, it is to advise the County that the District could legally serve the proposed project and to provide information to assist the County regarding the District's water and sewer facilities. Water and/or sewer capacity is not reserved for the project until all capacity fees have been paid. The District is not obligated to serve the development until certain conditions are fulfilled, some of which are listed below. The project proponent is advised to contact the District as soon as possible to discuss the conditions of service and the associated fees.

WATER SYSTEM INFORMATION and CAPACITY

The provision of water service to the project requires sufficient water supply, treatment, storage, and distribution facilities. The District will collect capacity fees based on the project's estimated water demands. Those fees are intended to reimburse the District for the value of the water supply, treatment, and storage capacity that will be consumed by the project and will allow the District to fund improvements to increase capacity to be ready to serve future development. The cost to construct any pipelines necessary to connect the project to the District's existing water system, are the responsibility of the project proponent.

Water Supply Capacity: South Fork Stanislaus River via Phoenix Lake - Adequate capacity exists.

Water Treatment Capacity: Sonora Water Treatment Plant - Adequate capacity exists.

Water Storage Capacity: Sonora Water Treatment Plant Clearwell and Greenley Tank - Adequate capacity exists.

Water Pumping Capacity: Not Applicable.

Water Distribution Capacity: A 10-inch District water main is located within Mono Way right of way right-of-way adjacent to the proposed project site. An 8-inch District water main is located within the Rogers Road right-of-way adjacent to the proposed project site. The property is currently served by a water service lateral of unknown size or location with an active utility billing account.

The Project proponent must furnish information from the local fire authority regarding the required fire flow and duration before the District can determine if the existing distribution system has adequate capacity to meet the project needs.

SEWER SYSTEM INFORMATION and CAPACITY

The provision of sewer service to the project requires sufficient sewer collection, treatment, and disposal facilities. The District will collect capacity fees based on the estimated volume of sewer that will be produced by the project. Those fees are intended to reimburse the District for the value of the collection, treatment, and disposal capacity that will be consumed by the project and will allow the District to fund improvements to increase capacity to be ready to serve future development. The cost to construct any pipelines necessary to connect the project to the District's existing sewer collection system are the responsibility of the project proponent.

Sewer Collection Capacity: A 6-inch District sewer main is located within the Mono Way right-of-way and a 6-inch District sewer main is located near the North property line of the project site. The property is currently served by a sewer service lateral of unknown size or location with an active utility billing account.

Sewer Treatment Capacity: Sonora Regional Wastewater Treatment Facility - Adequate capacity exists.

Sewer Disposal Capacity: Regional Reclamation System - Adequate capacity exists.

CONDITIONS OF SERVICE:

Water

1. **Water Service(s):** The project proponent would be required to cover any costs associated with adding, relocating and/or upsizing water facilities/services required to serve the development including abandonment of water facilities/services not utilized by the project.
2. **Backflow Devices:** The project proponent may be required to construct a back-flow device at each water service and/or verify the existing back-flow devices meet current District standards. It is the property owner's responsibility to maintain and conduct annual testing of these devices.
3. **Irrigation Meter:** A dedicated irrigation service and utility billing account and payment of capacity fees is required for all non-single family residential projects. The "Total Landscaping Area" from landscaping plans approved by the Local Agency in accordance with State Model Water Efficient Landscape Ordinance (MWELO) shall be used to determine the landscape area. Capacity fees are based on the "Estimated Total Water Use" (ETWU) from the Local Agency approved MWELO plans. At the District's discretion, a "Per Plant" water use calculation can be used as an alternative basis for determining capacity fees.

Sewer

4. **Sewer Service(s):** The project proponent would be required to cover any costs associated with adding, relocating and/or upsizing sewer facilities/services required to serve the development including abandonment of sewer facilities/services not utilized by the project.

General

5. **Water and Sewer Capacity Charges/Change of Use Fees:** Prior to service by the District, the project proponent would be required to pay all applicable fees and charges. In cases where it is determined that existing District facilities do not contain sufficient capacity to serve the project, the project proponent would be required to construct or improve District facilities before service can be provided. The project proponent is advised to contact the District at the early stages of project development for an estimate of these fees and/or charges. Fees and/or charges are subject to increases on July 1st annually.

Regards,



Antonio J. Ramirez
Engineering Services Technician
(209) 532-5536 Ext. 511

Natalie Rizzi

From: Chelsea Lewandowski <chelsea@cserc.org>
Sent: Tuesday, August 19, 2025 11:34 AM
To: Natalie Rizzi
Subject: Re: CSERC's comments on the LUNR-25-11 request

Thank you for the clarification and additional information, Natalie. Much appreciated.

Best,
Chelsea

On Tue, Aug 19, 2025 at 11:31 AM Natalie Rizzi <NRizzi@co.tuolumne.ca.us> wrote:

Hi Chelsea,

Thank you for your comments. To clarify, Mike Fillebrown is the project applicant. Part of his proposal includes development of a Dutch Bros facility. Apologies as it appears the applicant name was left of the notice.

The parcel itself is located within the County. Mono Way is a City road, so any associated right of ways associated with that would be in the City's jurisdiction- an encroachment permit from the city is required for access to the site. Additionally, there is an easement for purposes of slope dedicated to the City.

Please don't hesitate to reach out with any additional questions.

Natalie Rizzi

Supervising Senior Planner

Community Development Department

Tuolumne County

Office: (209) 533-5936

Fax: (209) 533-5616

Email: nrizzi@co.tuolumne.ca.us

Planning Website: <https://www.tuolumnecounty.ca.gov/179/Planning>

OpenGov Application: <https://tuolumnecountyca.portal.opengov.com/categories/1076>

***The Community Development Department supports the efforts of the landowners, applicants, and the public by providing information about to zoning, permits, and the development process. Any direction given by County staff shall be preliminary and subject to further refinement or change as a proposed project progresses through the formal application process or on-site conditions change.*

From: Chelsea Lewandowski <chelsea@cserc.org>
Sent: Tuesday, August 19, 2025 9:49 AM
To: Natalie Rizzi <NRizzi@co.tuolumne.ca.us>
Subject: CSERC's comments on the LUNR-25-11 request

Hello Natalie,

Attached please find CSERC's comments regarding the LUNR-25-11 request. Please let me know if you have any questions or need any further information.

Thank you,

Chelsea

--

Chelsea Lewandowski

Conservation Coordinator

Central Sierra Environmental Resource Center (CSERC)

www.cserc.org

--

Chelsea Lewandowski
Conservation Coordinator
Central Sierra Environmental Resource Center (CSERC)
www.cserc.org

Natalie Rizzi

From: dragland@mlode.com
Sent: Monday, September 22, 2025 4:55 PM
To: Natalie Rizzi; Galen Gritz
Subject: Stakeholder comment LUNR 25-11

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Rizzi, Mr. Gritz,

Please note that, considering the zonings and GPLUD's involved, I do not object to the project.

ROGERS ROAD WIDTH:

Rogers Rd is a 10' wide easement along the Westerly boundary of the project. A sufficient road to these 5 parcels is necessary for safety of the current occupants and for the future safe and orderly development of the 5 parcels. Note that these 5 parcels contain over 6 acres of land with a mixed use GPLUD. This project, therefore, should be required to offer for dedication an additional width of Rogers Road or a separate path through the site sufficient to accommodate construction of a 20' wide road serving said 5 parcels.

Note that I can find no basis for APN maps showing Roselyn Rd as 38' wide along the rears of said 5 parcels, or that there is any Roselyn Rd. easement providing access to the 5 parcels mentioned above.

-Thanks!

David H. Ragland, RCE 51780, PLS 7403
209-532-7491 o
209-768-8590 c

19545 Rogers Rd.
Sonora, CA 95370

dragland@mlode.com
www.raglandengineersurvey.com