



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: April 22, 2022

To: Interested Stakeholder

From: Tuolumne County Community Development Department

RE: Site Development Permit SDP21-009, Variance VAR22-002 and Demolition Review D22-003
Assessor's Parcel Numbers: 007-072-001

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

The Community Development Department thanks you for your participation in the land development process in Tuolumne County. We value your comments and look forward to your continued participation in our planning process. This process provides information on your requirements and concerns to the applicant early in the review process. Involvement on your part can eliminate or minimize problems that could arise later.

Applicant: Rivian Automotive, LLC

Project: The Community Development Department (CDD) has received a **REVISED** application for the following:

1. Site Development Permit SDP21-009 to allow the development of an Electric Vehicle Charging facility with restrooms, indoor and outdoor seating area, indoor market space, educational display and associated infrastructure on a 0.12± acre parcel zoned C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code.
2. Variance VAR22-002 to allow the restroom, market and canopy structure within the required building setback along Powder House Street and Back Street.
3. Demolition Review D22-003 to demolish all four structures on site.

Location: The project site is located at 18707 and 18711 State Highway 120, southeast of the intersection of State Highway 120 and Powder House Road in the community of Groveland. Within a portion of Section 21, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 4. Assessor's Parcel Number 007-072-001.

Access: State Highway 120

Sewage Disposal Method: Groveland Community Services District

Water Source: Groveland Community Services District

Fire Hazard Rating: Very High fire hazard severity zone

Additional Information:

1. A previous Stakeholder Notification Letter was sent on December 17, 2021. However, the project has been modified to include the demolition of the structures instead of the modification to the existing structures as previously proposed. The revised application also proposes to include an indoor market space. The market space would provide goods and sundries for sale and a self-serve patch and repair station for outerwear and gear. A Variance application is also included to allow the structures within the required setback as new structures would be constructed.

- The station would be operated from approximately 8:00 am to 8:00 pm during the spring through falls season and approximately 9:00 am to 5:00 pm during winter. The market facility would be open daily.
- The charging stations, exterior seating area, educational display, and restroom accessed from outside would be available 24/7.
- The site will be accessed via Powder House Street and State Highway 120. There will be four standard parking spaces with charging stations and one charging area for a trailer.

Please return your comments to the CDD by **May 10, 2022**. Comments may be submitted via mail to the address listed above, emailed to the staff contact listed below, or dropped off at the CDD.

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

AGENCY: _____

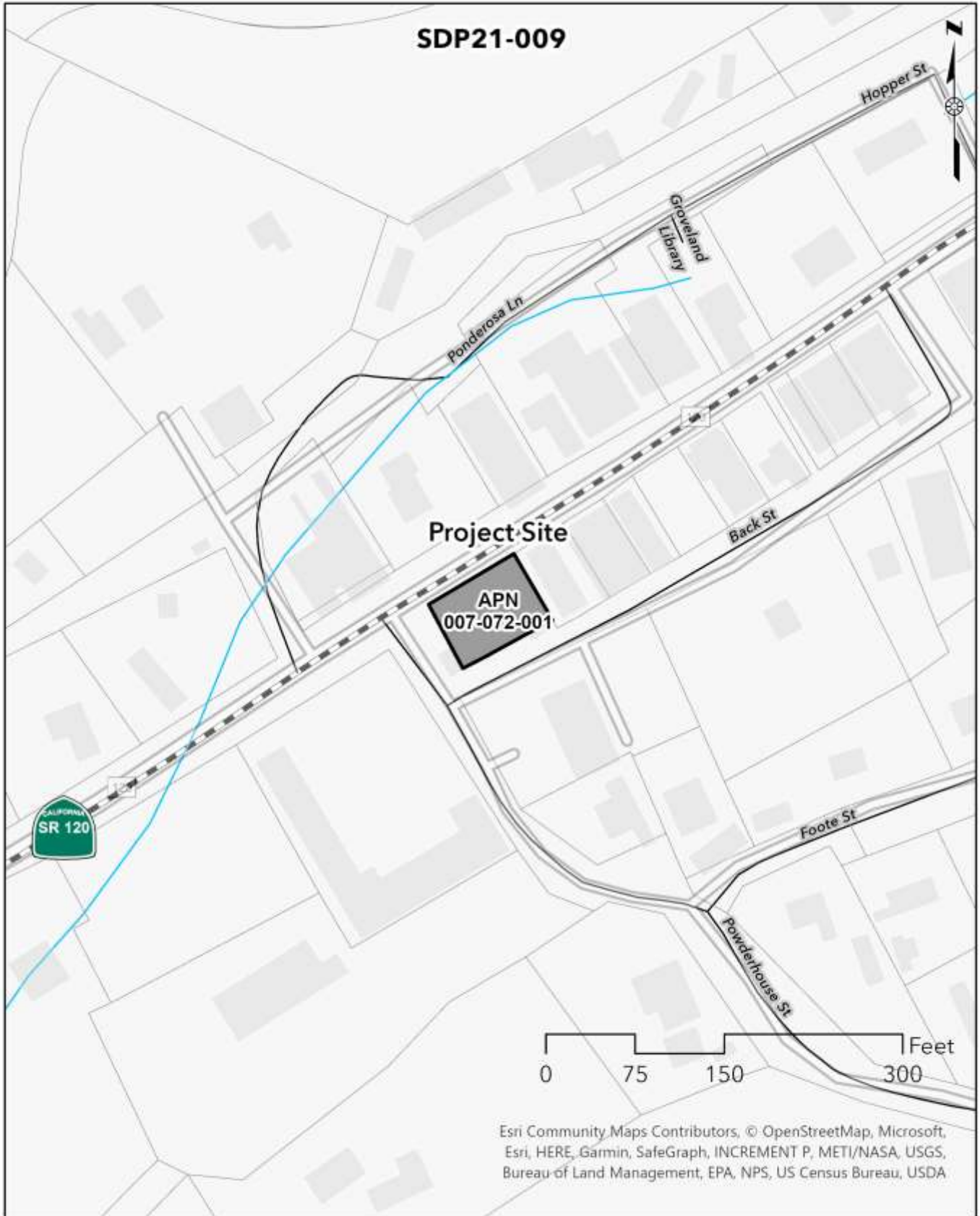
COMMENTS: _____

All property owners within 300 feet of the proposed project and agencies/organizations will be notified of future public hearings. Property owners do not need to request future notification. Please note that all comments that are submitted are part of the public record for the project.

Signed by: _____

Agency: _____ Date: _____

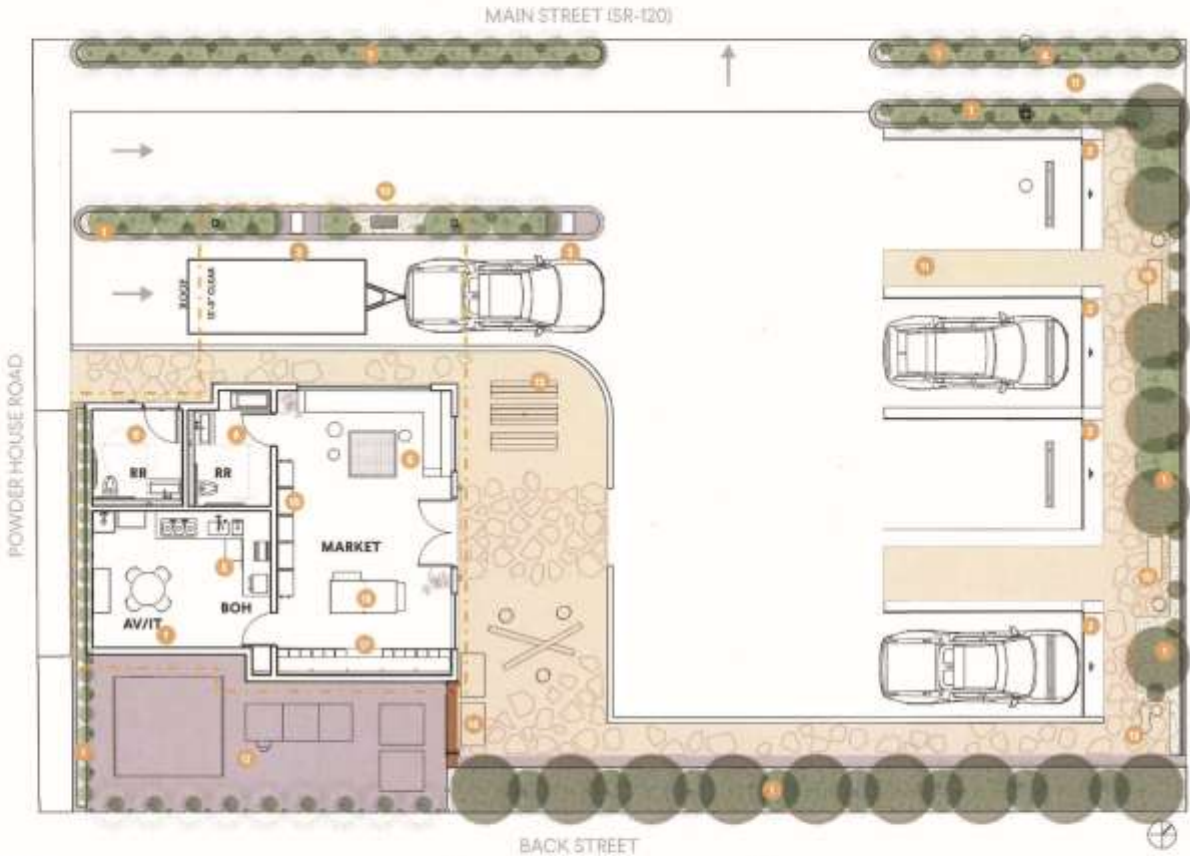
Vicinity Map



Revised Site Plan

Program

- 1 (N) LANDSCAPING
- 2 DCFC STALLS - 4
- 3 DCFC PULL-THROUGH STALL - 2
- 4 (N) STREET LAMPS
- 5 BOH MICRO KITCHEN
- 6 RECHARGE AREA
- 7 AV/ IT/MPOE LOCATION
- 8 ADA RESTROOM
- 9 RESTROOM - 24HR
- 10 TIRE/WINDOW STATION
- 11 (N) PEDESTRIAN EGRESS
- 12 ELECTRICAL EQUIPMENT PAD
- 13 BOTTLE FILLER WATER STATION
- 14 WASTE DIVERSION PROGRAM
- 15 OUTDOOR SEATING
- 16 PARTNER GOODS/ REUSABLES
- 17 BULK BAR/ SCALE/ POS
- 18 LAY FLAT / REPAIR / HEAT PRESS



Renderings

Exterior

