



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: January 12, 2024
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Site Development Permit SDP23-002
Assessor's Parcel Numbers: 033-060-001

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: Dewane Durocher

Project:

Site Development Permit SDP23-002 to allow the development of a 520 square foot office trailer on permanent foundation, a 2,400 square foot steel building on permanent foundation, a solar electrical system, and associated improvements for a concrete batch plant on a 14.84± acre parcel zoned M-1:AIR (Light Industrial:Airport Combining District) under Title 17 of the Tuolumne County Ordinance Code.

Location: The project site is located at 21484 Shaws Flat Road, at the corner of Shaws Flat Road and State Highway 49, in the community of Columbia. Within a portion of Section 23, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian and within Supervisorial District 5. Assessor's Parcel Number 033-060-001.

Access: HWY 49 and Shaws Flat Road

Fire Hazard Rating: High Hazard Zone

Sewage Disposal Method: Septic

Water Source: Well

Additional Information:

1. A Building Permit has been issued for a mobile home to be installed on the project site, which will have access to State Highway 49, and is not a part of this project. The current project is proposing to include an office building, metal shop, and solar electrical system to serve the proposed concrete batch plant, which will have access from Shaws Flat Road. The batch plant includes a washout area and bins to sort/store concrete and other aggregates.
2. Hours of Operation for concrete batch plant:
 - 95% of all operations will primarily occur Monday through Saturday (4:30am – 4:30pm).
 - 5% of all operations will occur at night in times of emergency, extreme heat, or for other maintenance or repair activities that can only be performed at night or on Sundays.
3. Volume of Material produced by concrete batch plant (volume produced will vary based on demand, time of year, proximity of projects, and truck delivery availability):
 - 125 cubic yards per day

- 3,000 cubic yards per month
 - 36,000 cubic yards per year
4. Employees / Employee Shifts:
- One shift per day with 6 employees per shift
5. Height of batch-plant:
- Main and Auxiliary Silos: 45'-5"
 - Aggregate, sand, gravel hoppers: 28'-11"

Please return your comments by **January 26, 2024**. Comments may be emailed to Clark Sintek at csintek@co.tuolumne.ca.us Comments may also be mailed to 2 South Green Street, Sonora, CA 95370 or brought to the Community Development Department during business hours.

Staff Contact: Clark Sintek
 Phone: (209) 533-5614
 Email: csintek@co.tuolumne.ca.us

AGENCY/INDIVIDUAL: _____

COMMENTS: _____

Please note that all comments that are submitted are part of the public record for the project.

Please utilize the following link to sign up and receive future agenda notices that may include the above-mentioned project and other Stakeholder Notifications:

<https://www.tuolumnecounty.ca.gov/list.aspx> .

Planning Stakeholder Notification letters are now posted at the following link:

<https://www.tuolumnecounty.ca.gov/1512/Planning-Stakeholder-Notifications>

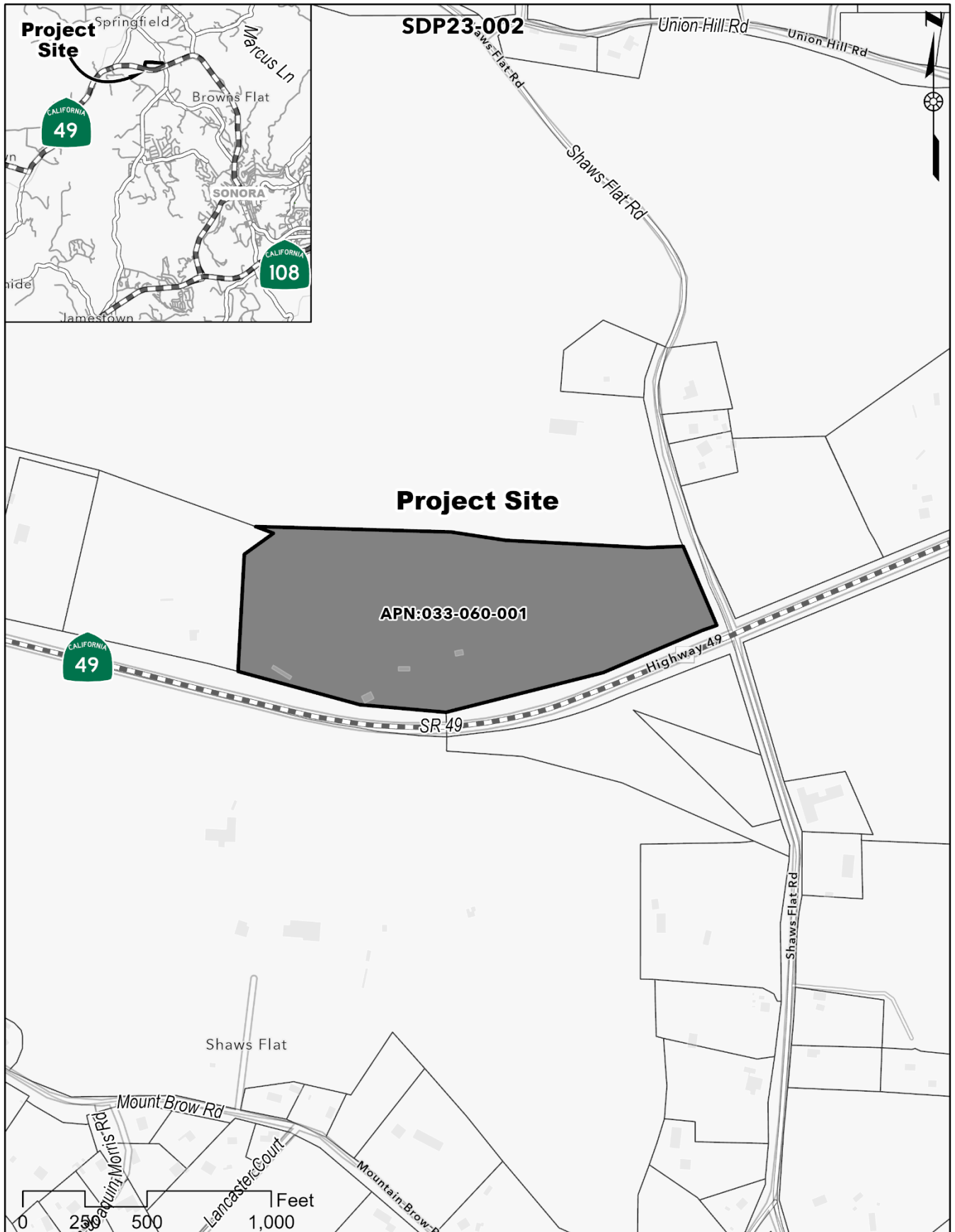
Signed by: _____

Agency: _____

Date: _____

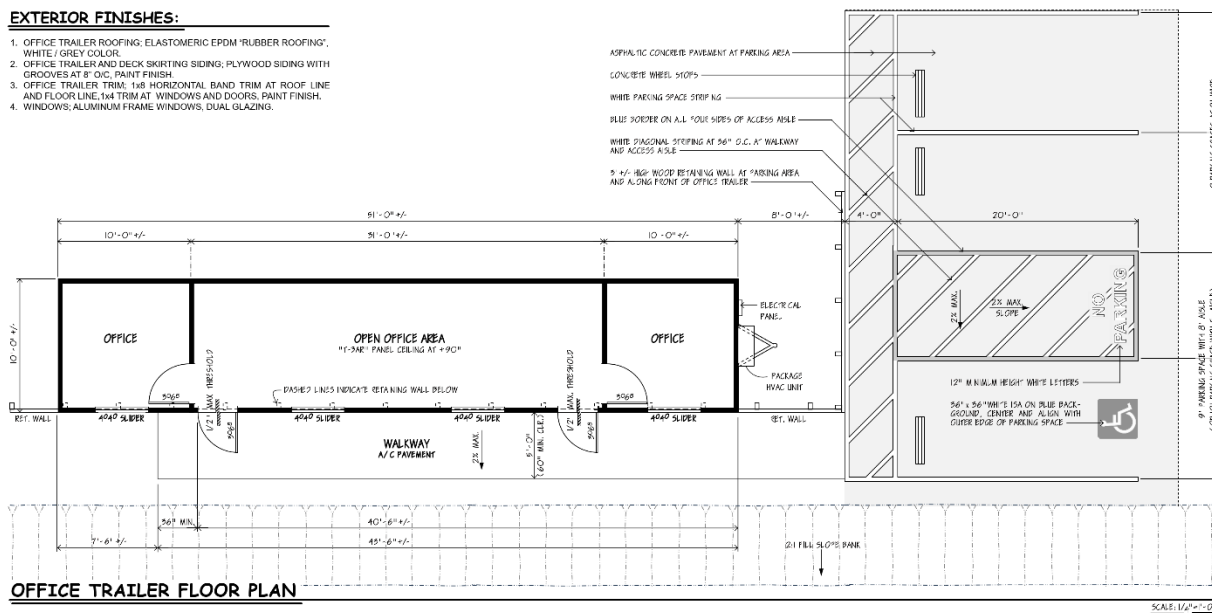
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Vicinity Map

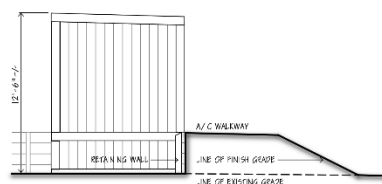


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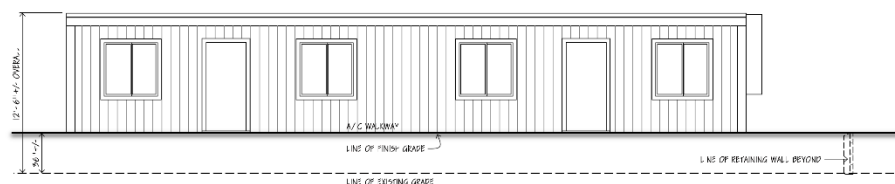
1. OFFICE TRAILER ROOFING: ELASTOMERIC EPDM "RUBBER ROOFING", WHITE / GREY COLOR.
2. OFFICE TRAILER AND DECK SKIRTING SIDING: PLYWOOD SIDING WITH GROOVES AT 8" O/C, PAINT FINISH.
3. OFFICE TRAILER TRIM: 1x8 HORIZONTAL BAND TRIM AT ROOF LINE AND FLOOR LINE, 1x4 TRIM AT WINDOWS AND DOORS, PAINT FINISH.
4. WINDOWS: ALUMINUM FRAME WINDOWS, DUAL GLAZING.



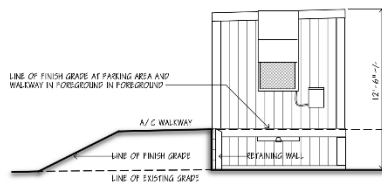
LEFT ELEVATION



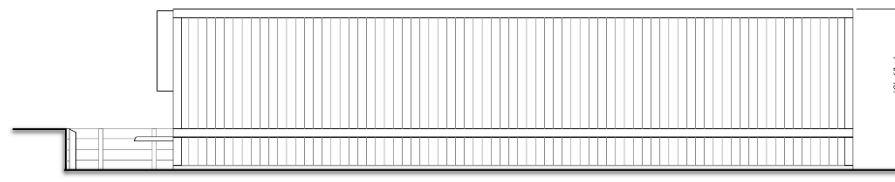
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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