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Subject: RE: Attachments to CPC Comments on the Zoning Map Update on the Commission's June 5 & 6 Agenda
Date: Monday, June 3, 2024 1:14:27 PM
Attachments: [Attachment 1 - Relentless fire leaves Ampine employees in limbo News ledger.news.pdf](#)
[Attachment 2 - 2020 Farmland Map.pdf](#)
[Attachment 5 - Sample Event Center Permit - Hoover Hideout.pdf](#)
[Attachment 4 - NOA Approaches for Reducing Exposures.pdf](#)

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Hi All,

Attachments 1, 2, 4, and 5 to the CPC comments on the Zoning Map Update are attached to this email. Attachment 3, the 2014 General Plan Background Report, was too large to attach.

Thank you again for considering our comments.

With Gratitude,

Tom Infusino, Facilitator
Calaveras Planning Coalition

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https://www.ledger.news/news/relentless-fire-leaves-ampine-employees-in-limbo/article_ea8fbd9a-0ebc-11ed-b9a4-8720d827f76d.html

'Relentless' fire leaves Ampine employees in limbo

Nearly 150 employees await word on what happens now after destruction of main production building at lumber mill

Ledger Dispatch by Jeremy Malamed

Jul 28, 2022

1 of 2



This photo shows all that remained of a 135,000-square foot building at the Ampine lumber mill in Martell after a fire broke out on Monday, July 25.

COURTESY PHOTO

The Amador County community is rallying to help employees of the Ampine lumber mill near Martell after a devastating fire on Monday, July 25.

"We are here for you ... we're all Amadorians," Amador County District 1 Supervisor Pat Crew said in an interview with KCRA3 of Sacramento in a message directed to Ampine's nearly 150 employees, many of whom reside in Amador and Calaveras counties.

The Amador Fire Protection District (AFPD) reported that at approximately 12 p.m. on Monday, July 25, fire crews were dispatched to a commercial structure fire at 11610 Ampine-Fibreform Road in Jackson. Crews arrived on scene to find a large 135,000-square foot structure, one of the main production buildings at the Ampine mill, well involved with heavy smoke showing.



Ampine was forced to close its doors for good following a fire in 2022.

COURTESY PHOTO

The lumber mill at that site has a long history in Amador County dating back more than four decades. Previously owned by such companies as Georgia-Pacific and Sierra Pacific Industries, the mill has operated since 2015 as the Ampine manufacturing division of Timber Products Company of Oregon, producing particleboard primarily used in the manufacture of kitchen cabinets. According to the United States Department of Agriculture (USDA), the Ampine facility is California's only remaining particleboard plant that uses wood.

Ampine officials said Monday was a non-production day and about 40 to 45 employees were working when the fire broke out. Ampine employee Breanne Todd told ABC10 Sacramento that she was returning from lunch when she and other workers noticed a fire start inside the building. According to AFPD Chief Walt White, employees tried to contain the fire, but were quickly overwhelmed. All employees were safely evacuated and accounted for with no injuries reported.

"We're just glad they all got out safely because we know ... if you work here, part of your responsibilities are to be part of a moment's notice fire brigade and try to extinguish (it) even before we get here," Chief White said.

With so much fuel in the form of wood chips, pallets and other timber materials inside, it didn't take long for the structure to be fully engulfed in flames, creating a black smoke column that was visible from as far away as Folsom and producing chunks of ash as big as a football in some cases.

Lockwood Fire Chief Rob Withrow was one of the first responders on the scene of the fire, arriving with Chief White. Withrow, who served as Operations Chief on the fire, said in an interview with KVGC on Tuesday, July 26, that the sheer volume of fire, among other obstacles, made the Ampine fire "hands down one of the most challenging commercial structures fires I have ever worked on. ... The challenges were just relentless."

View more photos from the Ampine fire on the Ledger Dispatch Facebook page.

Fire crews from AFPD, CAL FIRE, Lockwood Fire, Lone Fire, Jackson Fire, Sutter Creek Fire and El Dorado Hills Fire were all on scene. CAL FIRE also had a plane make a few retardant drops on and around the facility to help contain the fire from spreading into nearby vegetation. Chief Withrow noted in his interview with KVGC that while retardant drops are not typical on commercial building fires, the drops proved vital in preventing the spread of the fire and buying time for fire crews to get more resources on scene.

Despite those drops, a vegetation fire did break out, but was quickly contained by crews on scene. Evacuations were made Monday afternoon to the Industry Boulevard shopping center in Martell for precautionary measures, but the evacuations were lifted early Tuesday morning.

The fire continued to burn through the night Monday and into Tuesday with fire crews remaining on scene even after the flames were extinguished to guard against flare-ups. AFPD reported that one firefighter sustained minor injuries and was transported out of precaution.

The cause of the fire is under investigation. Chief Withrow said that while the fire is not "suspicious," outside agencies like the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) would be assisting AFPD with the investigation because of the magnitude of the fire and materials that need to be processed to figure out the fire's origin.

"Due to the magnitude of the fire, (AFPD) crews remain on scene extinguishing smoldering areas of the plant and our Federal partner ATF has been called in to assist with the ongoing investigation," Chief White said on Wednesday afternoon, July 27. "The cause of the fire has yet to be determined and it is anticipated that AFPD

crews will remain on scene through at least an additional 24-hour operational period. Ampine management and personnel have been cooperative and supportive throughout this event.”

According to Timber Products Company Director of Marketing Chris Knowles, the Ampine mill employs approximately 145 people. Knowles said earlier this week that it was too soon for the parent company to answer questions regarding the future of the facility.

“It will take us some time to assess the extent of the damage and evaluate our options for moving forward,” Knowles said.

In the meantime, many in the Amador County community are rallying support for Ampine employees. On social media, a post was created for people to list local job openings for Ampine employees who may be looking for other work. More formally, the Amador Community Foundation (ACF) is looking to use its Disaster Relief Fund to help employees.

“We started the fund during the Butte fire and raised over \$400,000 during that time,” said ACF representative John Williamson. “We would like – and are already receiving donations – to use the same fund to help the employees of this fire. We are still trying to figure out exactly how we can help. A lot depends on what Ampine can do for their Union employees. I talked to Dave Scott from Ampine and he said they are going to have a meeting with all the employees on Friday (July 29) to let them know what the company can/will do for them. Once that information is released to the employees it should be released to the public soon after and that will really help us decide how we can help with this disaster.”

Anyone interested in making a donation to ACF's Disaster Relief Fun can do so at amadorcommunityfoundation.org/disaster-relief.

“The Disaster Relief Fund is always a perfect spot to donate to during local disasters because we do not sit on the money,” Williamson said. “We will spend it on the areas of greatest need as soon as we can.”

Monday's fire is the latest in a series of fire-related incidents at the Ampine mill. In August of 2007, a fire leveled the building at Ampine and caused an estimated \$10 million in damages. In March of 2013, crews responded to a vehicle fire at the plant. In October of 2015, one person was injured after an explosion and fire at the facility, which damaged a silo and portion of a building. In February of 2016, firefighters worked for days to extinguish a fire in a large sawdust pile used for producing particle board at the plant. In August of 2017, crews tackled another fire at the facility, which was extinguished before damaging any surrounding structures. And in 2019, Ampine was rocked by an explosion in June and a fire broke out at the site later that year on November 13.





Amador Community Foundation taps into Disaster Relief Fund to help Ampine employees

'This was hands down one of the most challenging commercial structure fires I have ever worked on.'

Rob Withrow

Lockwood Fire Chief

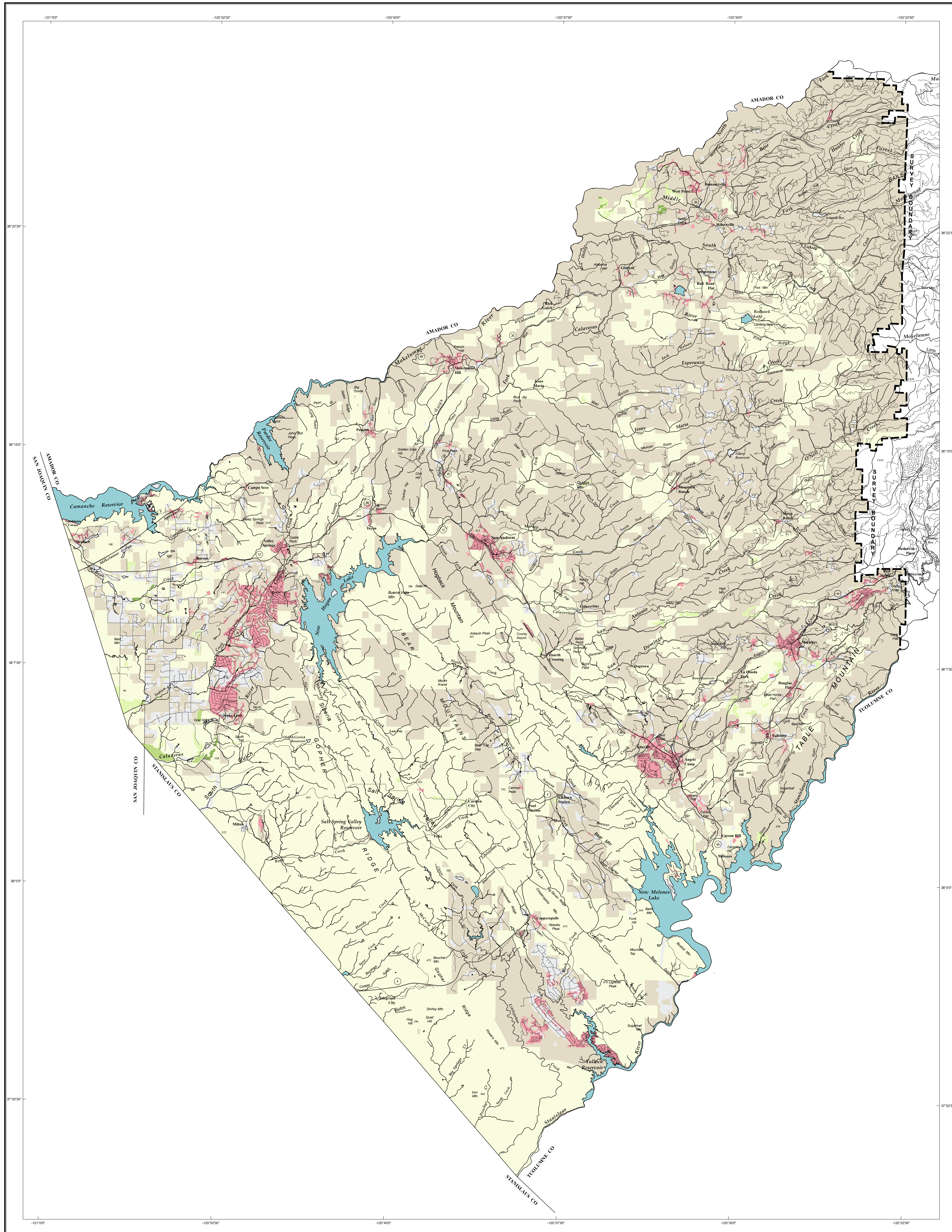
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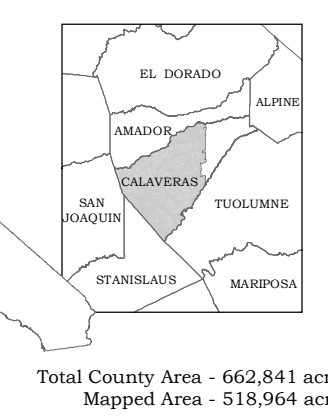
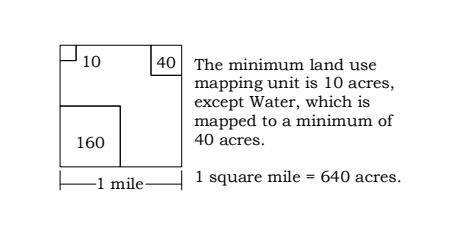
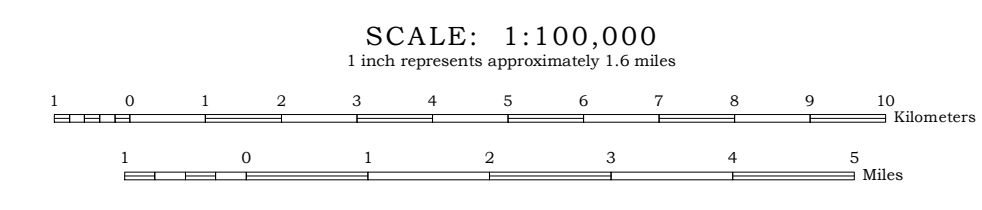


Amador Fire fighting blaze at Ampine mill in Martell

CALAVERAS COUNTY IMPORTANT FARMLAND 2020



- PRIME FARMLAND**
 PRIME FARMLAND HAS THE BEST COMBINATION OF PHYSICAL AND CHEMICAL FEATURES ABLE TO SUSTAIN LONG-TERM AGRICULTURAL PRODUCTION. THIS LAND HAS THE SOIL QUALITY, GROWING SEASON, AND MOISTURE SUPPLY NEEDED TO PRODUCE SUSTAINED HIGH YIELDS. LAND MUST HAVE BEEN USED FOR IRRIGATED AGRICULTURAL PRODUCTION AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.
- FARMLAND OF STATEWIDE IMPORTANCE**
 FARMLAND OF STATEWIDE IMPORTANCE IS SIMILAR TO PRIME FARMLAND BUT WITH MINOR SHORTCOMINGS, SUCH AS GREATER SLOPES OR LESS ABILITY TO STORE SOIL MOISTURE. LAND MUST HAVE BEEN USED FOR IRRIGATED AGRICULTURAL PRODUCTION AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.
- UNIQUE FARMLAND**
 UNIQUE FARMLAND CONSISTS OF LESSER QUALITY SOILS USED FOR THE PRODUCTION OF THE STATE'S LEADING AGRICULTURAL CROPS. THIS LAND IS USUALLY IRRIGATED, BUT MAY INCLUDE NONIRRIGATED ORCHARDS OR VINEYARDS AS FOUND IN SOME CLIMATIC ZONES IN CALIFORNIA. LAND MUST HAVE BEEN CROPPED AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.
- FARMLAND OF LOCAL IMPORTANCE**
 CULTIVATED LANDS THAT DO NOT QUALIFY AS PRIME FARMLAND, FARMLAND OF STATEWIDE IMPORTANCE, OR UNIQUE FARMLAND, OR LANDS ZONED GENERAL AGRICULTURAL (A1) AND/OR ENROLLED IN THE CALIFORNIA LAND CONSERVATION ACT.
- GRAZING LAND**
 GRAZING LAND IS LAND ON WHICH THE EXISTING VEGETATION IS SUITED TO THE GRAZING OF LIVESTOCK.
- URBAN AND BUILT-UP LAND**
 URBAN AND BUILT-UP LAND IS OCCUPIED BY STRUCTURES WITH A BUILDING DENSITY OF AT LEAST 1 UNIT TO 1.5 ACRES, OR APPROXIMATELY 6 STRUCTURES TO A 10-ACRE PARCEL. COMMON EXAMPLES INCLUDE RESIDENTIAL, INDUSTRIAL, COMMERCIAL, INSTITUTIONAL FACILITIES, CEMETERIES, AIRPORTS, GOLF COURSES, SANITARY LANDFILLS, SEWAGE TREATMENT, AND WATER CONTROL STRUCTURES.
- OTHER LAND**
 OTHER LAND IS LAND NOT INCLUDED IN ANY OTHER MAPPING CATEGORY. COMMON EXAMPLES INCLUDE LOW DENSITY RURAL DEVELOPMENTS, BRUSH, TIMBER, WETLAND, AND RIPARIAN AREAS NOT SUITABLE FOR LIVESTOCK GRAZING, CONFINED LIVESTOCK, POULTRY, OR AQUACULTURE FACILITIES, STRIP MINES, BORROW PITS, AND WATER BODIES SMALLER THAN 40 ACRES. VACANT AND NONAGRICULTURAL LAND ON ALL SIDES BY URBAN DEVELOPMENT AND GREATER THAN 40 ACRES IS MAPPED AS OTHER LAND.
- WATER**
 PERENNIAL WATER BODIES WITH AN EXTENT OF AT LEAST 40 ACRES.



Important Farmland Maps are compiled by the Farmland Mapping and Monitoring Program (FMMP) pursuant to Section 65570 of the California Government Code. To create the maps, FMMP combines current land use information with U.S. Department of Agriculture-Natural Resources Conservation Service (NRCS) soil survey data. Soil units qualifying for Prime Farmland and Farmland of Statewide Importance are determined by the NRCS. Changes to soil profiles subsequent to publication of NRCS Gridded Soil Survey Geographic (SSURGO) Database for California, September 25, 2018 are not reflected on this map. This map was developed using NRCS gridded digital soil data (SSURGO) and may contain individual soil units less than one acre.

Land use status is determined using current and historic aerial imagery, supplemental GIS data, and field verification. Imagery sources may include public domain datasets, web-based information, and commercially purchased data, depending on data availability. Supplemental data on land management status is obtained from federal, state, and local governments. Map reviewers at the local level contribute valuable information with their comments and suggestions.

County boundaries for the 2020 Important Farmland Series are from the California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP) 2018 version of California Counties GIS data.

Cultural base information for the Important Farmland Maps was derived from public domain data sets, based upon design of the U.S. Geological Survey, with updates generated by digitizing over current imagery.

Farmland of Local Importance is compiled with GIS data for California Land Conservation Act enrollment from fiscal year 2012-2013. The category will continue to be compiled with that data until FMMP is provided updated enrollment.

This map should be used within the limits of its purpose - as a current inventory of agricultural land resources. This map does not necessarily reflect general plan or zoning designations, city limit lines, changing economic or market conditions, or other factors which may be taken into consideration when land use policies are determined. This map is not designed for parcel-specific planning purposes due to its scale and the ten-acre minimum land use mapping unit. Classification of important farmland and urban areas on this map is based on best available data. The information has been delineated as accurately as possible at 1:24,000-scale, but no claim to meet 1:24,000 National Map Accuracy Standards is made due to variations in the quality of source data.

The Department of Conservation makes no warranties as to the suitability of this product for any particular purpose.

Additional data is available at www.conservacion.ca.gov/dtrp/fmmp, including detail on the program, statistics, and GIS data for download. Contact the:

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 Phone: (916) 324-0850
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Naturally Occurring Asbestos: Approaches for Reducing Exposure

Purpose and Intended Audience

This fact sheet provides an overview of approaches for reducing exposures to naturally occurring asbestos (NOA). It is intended to make general information about management options available to state and local government officials, project managers, and environmental professionals. The information should serve as a starting point for identifying current NOA management practices. In general, selecting an appropriate approach to reduce NOA exposure should be determined on a location-specific basis.

NOA management approaches can reduce but may not completely eliminate potential exposures to naturally occurring asbestos.

Information contained in this fact sheet was obtained from the currently available literature, including state and local government publications. To obtain more information on NOA management approaches, including their performance and frequency of use, refer to the resources provided at the end of this fact sheet.

Naturally Occurring Asbestos

NOA occurs in rocks and soil as a result of natural geological processes. Natural weathering or human activities may disturb NOA-bearing rock or soil and release mineral fibers into the air, which pose a greater potential for human exposure by inhalation.

The U.S. Geological Survey (USGS) has an ongoing project to map the locations of historical asbestos mines, former asbestos exploration prospects, and natural asbestos occurrences. At least 35 states have reported NOA locations. To locate NOA areas in a specific part of the country, begin by consulting the USGS reports (see below) and contact a state geologist.

U.S. Geological Survey	<ul style="list-style-type: none">• Eastern United States http://pubs.usgs.gov/of/2005/1189/• Central United States http://pubs.usgs.gov/of/2006/1211/• Rocky Mountain States http://pubs.usgs.gov/of/2007/1182/
California Geological Survey	Asbestos Reports, Maps and Guidelines for Geologic Investigations <ul style="list-style-type: none">• http://www.conservation.ca.gov/cgs/minerals/hazardous_minerals/asbestos/Pages/Index.aspx

This fact sheet is intended solely to provide general information on approaches that may be useful when addressing naturally occurring asbestos (NOA). It is not intended, nor can it be relied upon, to create any rights enforceable by any party, including any party in litigation with the United States. EPA considers NOA to be in an altered form if it has been disturbed by human activity; NOA is not considered to be altered if modified solely through naturally occurring processes or phenomena, from a location where it is naturally found. This fact sheet may be revised periodically without public notice. Use or mention of trade names does not constitute endorsement or recommendation for use.

In this fact sheet, NOA does not refer to commercially processed, asbestos-containing material, such as insulation and fire protection in buildings or automobile brake linings. Information about commercial asbestos-containing products is available in other publications, including the resources mentioned on EPA's asbestos Web page <http://www.epa.gov/asbestos>.

Approaches for Mitigating Exposures to NOA

The following general approaches to mitigate inhalation exposures to NOA are aimed at reducing NOA releases from rock or soil into the air:

- Leave NOA material in place and undisturbed
- Cover or cap NOA material
- Limit dust generating activities
- Excavate and dispose of NOA material

Depending on the situation, a combination of engineering controls, work practices, and institutional (administrative) controls may be needed to implement an approach and reduce potential exposures to NOA. Selecting an approach depends on factors including:

- Accessibility of NOA (ground surface vs. below ground surface)
- Types of activities that disturb NOA (construction project vs. gardening)
- Climate and weather conditions
- Current and future land uses
- Technical and administrative feasibility of the approach

Typical engineering controls involve the use of covers and caps, vegetation, fencing, landscaping, and in some conditions, the application of water to suppress dust. Local factors, such as climate, influence the extent to which these approaches are implemented. For example, areas with dry or windy conditions may need more dust control than those with humid or less windy conditions.

Common work practices include limiting activities on NOA-containing areas, reducing driving speed on unpaved roads that may contain NOA, and cleaning vehicles driven over NOA. For example, during road construction or maintenance activities on unpaved areas where NOA is present, the Asbestos Airborne Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations of the California Air Resources Board (ARB) requires that vehicle speeds not exceed 15 miles per hour.¹ Worker health and safety measures that include respiratory protection may be warranted. For information, consult with Occupational Safety and Health Administration Asbestos Standards for the General Industry and Asbestos Standards for the Construction Industry (<http://www.osha.gov/SLTC/asbestos/hazards.html>).

Approaches for reducing NOA exposure are similar to practices used for asbestos-containing materials in commercial applications.

Examples of Engineering and Work Practices that Reduce Exposure to NOA

Excavation, Grading, or Utility Work at Construction Projects

- Wet road surfaces with water using trucks, hoses, or sprinklers¹
- Wet piles of excavated material and cover them with tarps, plastic sheeting, or other items¹
- Continuously mist the work area¹
- Install wind barriers around the work area¹
- Clean or decontaminate equipment and vehicles to ensure that no equipment or workers track soil out of the work area (a gravel pad, tire shaker, or wheel wash system may be used to clear soil from vehicles)¹
- Wet the work area using a spray system attached directly to rock cutting or drilling equipment, such as a fine-mist sprayer or a variable-rate fogger nozzle (similar to those used in fire fighting)²
- Excavate utility trenches to an adequate depth and backfill them with clean soil so that future repair work will not need excavation into potential NOA-containing materials³
- When transporting NOA-containing materials, avoid overloading trucks; keep the material below the top of each truck compartment and cover material with a tarp⁴
- Limit personnel and vehicle access to the work area⁵
- Identify NOA-containing areas with signs²
- Reduce driving speed¹
- Reduce drilling or excavating speeds⁶
- Excavate during periods of calm or low winds¹

Roads and Parking Areas (unpaved and gravel roads)

- Cover roads with non-NOA-containing rock, chemical sealants or dust suppressants, chip seals, limestone aggregate, petroleum sealants, or asphalt cement paving^{1, 7, 8}
- Wet road surfaces with water¹
- Install windbreaks or berms¹
- Reduce driving speed¹
- Avoid dusty areas, especially in windy conditions¹

Around Communities (playgrounds, ball fields, pathways, and gardens)

- Cover areas of rock and soil with clean soil, rock, vegetation, or other material (see next section, General Considerations for Using Covers or Caps)^{3,9}
- Pave over unpaved walkways, driveways, or roadways containing NOA^{1,10}
- Landscape areas with vegetation, such as NOA-tolerant plants, and add a layer of organic mulch or NOA-free soil. Water plants often until they are established to minimize erosion⁹
- Water garden areas before digging⁹
- Keep windows and doors closed on windy days and during periods when nearby rock or soil may be disturbed, such as during construction⁹
- Limit track-in by using entryway (door) mats, and wipe down pets before they enter buildings to reduce the amount of soil tracked indoors^{4,9}
- Allow children to play in outdoor areas only if the area has a ground covering, such as wood chips, mulch, sand, pea gravel, grass, asphalt, shredded rubber, or rubber mats⁴
- Relocate outdoor activities to areas that do not contain NOA (walk, run, hike, and bike only on paved trails)⁴
- Avoid dusty areas, especially in windy conditions¹¹

General Considerations for Using Covers or Caps

One of the most common engineering controls is to place a cover system over the NOA. Cover materials may include clean soil or rock, concrete, chemical sealants or dust suppressants, chip seals, limestone aggregate, petroleum sealants, asphalt paving, geotextiles, wood chips, mulch, sand, pea gravel, shredded rubber, rubber mats, and vegetation.

The complexity of cover systems can vary from simple (e.g., a single soil layer) to complex (e.g., multiple layers of varying materials). Several factors, including cover material properties and site characteristics, affect the type of cover system appropriate for a particular area.

The availability of materials may influence the type of cover used. Materials that are readily available and close to the NOA area may be more desirable and cost effective than materials found farther away. For example, artificial turf and other imported materials may be more expensive than locally available soils. The cover material will likely need to be assessed for NOA or other undesirable constituents. Expected lifetime, maintenance, and monitoring requirements also affect the cost of covers.

The slope of the NOA area may influence the type and thickness of the cover material used. For example, steep slopes may need vegetation or shotcrete (concrete or mortar sprayed onto a surface with a pressurized hose) to promote slope stabilization. Steep slopes typically have a higher potential for erosion and therefore may demand thicker cover material.

The thickness of the cover material should provide a safety factor sufficient to ensure that airborne releases will not occur. Thicker covers may be needed in areas where there is a significant potential for erosion. The surface of a cover should protect against erosion by wind and rain. Materials used for erosion control typically include a layer of topsoil and vegetation. In areas where adequate vegetation is not possible, gravel, admixtures, or riprap may be used for the surface layer. The thickness of the cover may also depend on the presence of other cover components, such as irrigation lines.

A geotextile, which is a geosynthetic material made of polymer fabric, may be placed below the cover material to mark the presence of NOA and serve as an erosional indicator. Geotextiles also can provide protection, reinforcement, drainage, and separation when applied to the soil surface or between layers of materials. The California Department of Toxic Substances Control (DTSC) recommends that landscaped areas and play fields at schools include a geotextile marker covered by sufficient cover material to provide an effective barrier to reduce NOA exposures.³ Placement of geotextile markers will demand additional time and expertise.

Long-Term Management Approaches

For long-term management of areas with NOA, institutional controls (ICs) and a maintenance plan may be desirable. In areas where NOA poses potential health concerns, local and state government officials should consider providing educational material to supplement engineering approaches for reducing exposures to NOA. The Agency for Toxic Substances and Disease Registry has developed a fact sheet about asbestos and NOA for the general public entitled “Asbestos and Health: Frequently Asked Questions.”⁴

Institutional Controls

Generally, ICs are administrative or legal mechanisms that are designed to help minimize the potential for human exposure to contamination. They also protect the integrity of the engineering measures. ICs are generally divided into four categories:

- *Government controls* include laws and permits (such as local zoning laws and permits required for excavating or digging). Work that may disturb NOA-containing soil may require government approval and may be subject to local or state construction guidelines. In California, the ATCM of the California ARB requires owners and operators to notify the local air quality management district within one business day of discovering NOA, serpentine mineral, or ultramafic rock in an area to be disturbed by construction, grading, quarrying, or surface mining operations.¹ In Virginia, the Fairfax County Health Department requires a compliance plan that includes air monitoring to ensure effective dust control during construction in areas containing NOA.²
- *Proprietary controls* include property use restrictions based on private property laws, such as land use easements or covenants.
- *Enforcement tools* include legally binding documents that require individuals or companies to conduct or prohibit specific actions.
- *Informational devices* include deed notices, public advisories, and other measures (such as warning signs and worker health and safety awareness training) that alert and educate people about an area.

For additional information about ICs, refer to the Land Use Controls Web site at <http://www.lucs.org>

Maintenance Plan

A maintenance plan can help ensure that engineering controls and work practices remain effective. In California, for example, DTSC and school districts enter into an agreement to develop and implement an approved long-term operation and maintenance plan under DTSC oversight. These plans generally contain information about the following topics:³

- Building locations, utility line locations, and the thickness of cover material across the area
- Routine inspections

- Maintenance work, including erosion and storm water control
- Procedures for repairing cover damage
- Monitoring activities, such as perimeter or personal air monitoring
- Reporting format and frequency
- Restrictions on future activities that may expose NOA
- Management of imported soil and future excavation or trenching activities

Additional Information

- Agency for Toxic Substances and Disease Registry - <http://www.atsdr.cdc.gov/NOA>
- California Air Resources Board - <http://www.arb.ca.gov/toxics/asbestos/asbestos.htm>
- El Dorado County, California - <http://www.co.el-dorado.ca.us/emd/apcd/asbestos.html>
- Fairfax County, Virginia - <http://www.fairfaxcounty.gov/hd/asb>
- Sacramento County, California - <http://www.airquality.org/compliance/asbestosNaturallyOccurring.shtml>
- U.S. Environmental Protection Agency - <http://www.epa.gov/asbestos/pubs/clean.html>

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List of Acronyms

- ARB Air Resources Board
- ATCM Airborne Toxic Control Measure
- DTSC Department of Toxic Substance Control
- ICs institutional controls
- NOA naturally occurring asbestos
- USGS U.S. Geological Survey

CONDITIONS OF APPROVAL & MITIGATION MONITORING AND REPORTING PROGRAM

For Use Permit UP-20;10-2 and Zone Change ZC-20;10-1 Hoover Hideout

APPLICANT: Thomas and Barbara Jean Hoover

PROJECT LOCATION: 43300 State Highway 88 Pioneer, CA 95666; primary encroachment is located 1.5 miles west of Mormon Emigrant Trail; specific project site is approximately two miles east of Highway 88 via private access easement (APN 026-060-018).

PROJECT DESCRIPTION: Request for a Zone Change from the R1A, Single Family Residential and Agricultural District, to the PD, Planned Development District for APN 026-060-018 (ZC-20;10-1); and a Use Permit (UP-20; 10-2) for an event venue and vacation rental. Events are to take place from June through October (Peak Season), with up to 220 attendees (including staff) with two events per week, up to 35 events annually. Events are 4-5 days, with up to 175 total days allocated to events per year. APN 026-060-018 **See Extended Project Description (attached).

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

PLANNING COMMISSION APPROVAL DATE:

BOARD OF SUPERVISORS APPROVAL DATE:

NOTICE OF DETERMINATION DATE:

NOTE A: It is suggested the project applicant contact the Environmental Health, Public Works, and Planning Departments and any other agencies involved prior to commencing these requirements. Improvement work shall not begin prior to the review and submission of the plans and the issuance of any applicable permits by the responsible County Department(s). The Inspector must have a minimum of 48 hours' notice prior to the start of any construction.

NOTE B: Information concerning this project can be obtained through the Amador County Planning Department, 810 Court Street, Jackson, CA 95642 (209) 223-6380.

CONDITIONS OF APPROVAL

1. **California Department of Fish And Wildlife (CDFW) Fees:** No permits shall be issued, fees paid, or activity commence, as they relate to this project, until such time as the Permittee has provided the Planning Department with the Department of Fish and Wildlife Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Wildlife. **THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.**
2. This Use Permit is granted for the use(s) described (see attached application) on the condition that the establishment, maintenance, or operation of the proposed use(s) will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use(s) or be detrimental or injurious to property and improvements or the general welfare of the County. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
3. Applicant shall submit signed conditions to the Planning Department. The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. **THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.**
4. **Events and Occupancy:** All events shall not exceed the frequencies applied for in the Use Permit, consisting of: 35 events annually, with up to two events per week from June through October (Peak Season). Events shall not exceed 5 days, and there shall not be more than 175 total days allocated to events per year. The number of

persons on site at any one time shall not exceed maximum occupancy of the building or outside grounds and events shall abide by the population limits of the Use Permit application: up to 220 attendees at any one time. THE AMADOR COUNTY PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

5. Building Permits: The permittee shall acquire all necessary building permits for all facilities and any related equipment. Construction and location shall be substantially the same as submitted plans and as stated in the approved project description. THE AMADOR COUNTY PLANNING DEPARTMENT AND THE AMADOR COUNTY BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
6. Food Service: The applicant shall comply with California Health and Safety Code Chapter 10.1, §114328 (Catering) and §114328.1 (Host Facilities) regarding all food or beverage service to the satisfaction of the Environmental Health Department. This may include additional approval of permits to operate within Amador County. Any food sales or food service by Hideout Owners or employees not otherwise provided by a licensed and permitted caterer would require the appropriate retail food facility permit from Amador County Environmental Health, and only Permitted Food Service Providers shall provide food or beverage service to the public. A hood ventilation system shall be installed above all cooking appliances. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AMADOR COUNTY BUILDING DEPARTMENT, AND AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.
7. Waste Disposal: The applicant must maintain solid waste disposal service sufficient to serve the intended use. This shall consist of a minimum of weekly service by ACES and provision of a 4-yard dumpster during peak season. THE WASTE MANAGEMENT DEPARTMENT SHALL MONITOR THIS CONDITION.
8. Fire Code Deviation: Prior to activation of the Use Permit, the Applicant shall obtain an approved Deviation from the Community Development Agency, for all development as proposed through Deviation _____. The Use Permit shall not be activated until all conditions of the Deviation have been met. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.
9. Property Owner Indemnification: The project applicant shall be required to formally defend and indemnify other property owner(s) whose property(ies) is/are utilized for the permitted uses, against any harms. This includes utilization of the access easement to the project property and any other uses or activities related to the proposed uses. PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION
10. Fire Inspection: The applicant shall be required to have an annual fire department inspection by AFPD. This inspection shall take place sometime within each calendar year prior to the facility opening for summer service (peak season). AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION
11. Fire Protection Services: To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640 (County Code 17.14.020)4, the developer shall participate in the annexation to the County's Community Facilities District No. 2006-1 (Fire Protection Services), including execution of a "waiver and consent" to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County's secured property tax roll, and payment of the County's cost in conducting the procedure. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.
12. Parking: The applicant shall ensure that no traffic associated with the events center or associated commercial operations shall park along the easement road to the property or along Highway 88. The applicant shall provide a minimum of 37 parking spaces and 2 standard and 1 van-accessible permanent ADA parking spaces. The permanent parking spaces shall have an all-weather, non-combustible surface. The area(s) utilized for overflow parking shall be maintained to mitigate for fire risk and dust through industry-standard best-management fire-safe and dust reduction practices, which may include, but are not limited to: mowing, watering dirt, applying gravel, paving, removing and clearing away all flammable vegetation and other combustible growth pursuant to Public Resources Code Section 4291(a), and other forms of maintenance. Single specimens of trees or other

vegetation may be retained, provided they are well spaced, well pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure. THE TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

13. Overflow Parking: The applicant shall provide a minimum of 130 overflow parking spaces as proposed by the applicant. The permanent parking spaces shall have an all-weather, non-combustible surface. The area(s) utilized for overflow parking shall be maintained to mitigate for fire risk and dust through industry-standard best-management fire-safe and dust reduction practices, which may include, but are not limited to: mowing, watering dirt, applying gravel, paving, removing and clearing away all flammable vegetation and other combustible growth pursuant to Public Resources Code Section 4291(a), and other forms of maintenance. Single specimens of trees or other vegetation may be retained, provided they are well spaced, well pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure. THE PLANNING DEPARTMENT AND BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
14. Amplified Music: As stated in the Use Permit Application, indoor and/or outdoor live or amplified music shall be permitted Tuesday and Saturday from 6:00 p.m. to 2:00 a.m. during “Peak Season” (June-October). Any outdoor amplified music other than that which is associated with scheduled events within the permitted hours, shall fall under County Code Section 9.44.010 Public Nuisance Noise and the Amador County General Plan Noise Element and be considered relative to expected noise associated with residential uses. Consistent with Table N-3 under the Amador County General Plan, exterior noise levels other than that which is associated with scheduled events, shall not exceed 60 dB at the property line. THE AMADOR COUNTY PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION
15. Generator Usage: The applicant shall obtain and maintain all required permitting for use of the generators on-site to serve the proposed uses. THE AMADOR AIR DISTRICT AND AMADOR COUNTY BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION
16. Zone Change and General Plan Consistency: The approval of the Use Permit UP-20;10-2 is contingent on the subsequent Board of Supervisors approval of the Zone Change ZC-20;10-1. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

MITIGATION MONITORING AND REPORTING PROGRAM

17. Outdoor Advertising (AES-1): In order to reduce visual impact to nearby properties, the HideOut shall be allowed to have signage consistent with Amador County Sign Code Section 19.3.010(E)(3) regarding “recreational facilities,” consisting of “one appurtenant sign not exceeding four feet by eight feet in dimension, no more than two faces, unless a larger sign area is granted by use permit.”

Following comments from Caltrans, the following is included as a condition as well: “... any advertising structure visible to the National Highway System (NHS) is subject to the provisions of the California Outdoor Advertising Act outlined in Business and Professions Code Section 5200 et seq. Any advertising structure that displays off-premise commercial copy visible from the NHS will require a permit from the Office of Outdoor Advertising (ODA). Any advertising structure that only advertises goods and services available on-premise will not require a permit from ODA, provided it adheres to the provisions of Business and Professions Code Section 5272 and 5274 and California Code of Regulations 2243 and 2246. Each of the proposed advertising structures should refrain from operating in any of the conditions outlined in Business and Professions Code Section 5403. For questions related to the ODA permit application process please visit our website at: <http://www.dot.ca.gov/trafficops/oda/>.” THE AMADOR COUNTY PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION

18. Commercial Light and Glare (AES-2): Any lighting installations must be compliant with County regulations, and be conditioned to incorporate measures to reduce light and reflectance pursuant to Amador County General Plan Mitigation Measure 4.1-4. This includes measures to reduce light and reflectance including limitation of all installed lighting with this project to full-cutoff, fully-shielded fixtures directed downwards with color

correlative temperature (CCT) less than or equal to 3000K. Motion sensors and automatic shutoffs shall be used to limit all lighting fixtures in use after facility is closed to the public or after 10:00 p.m. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

19. Air Quality Best Management Practices (BMPs)(AIR-1): Permittee shall meet requirements that may be deemed necessary by the Air District based upon site conditions and operations. The project shall require that idling times for delivery vehicles be limited to a maximum of 5 minutes to reduce operational emissions of criteria pollutants per General Plan Mitigation Measure 4.3-2a. THE AMADOR AIR DISTRICT SHALL MONITOR THIS REQUIREMENT.
20. Special-Status Species, Animals (BIO-1): Special-status animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS. Prior to ground disturbing activity, a Biological Resource Analysis shall be prepared to document the presence of any special status species, and the project site plan shall be modified to avoid disturbance to those species as determined necessary by the County and CDFW, USFWS, or CNPS.
21. Ground Disturbance Timing for Nesting Birds (BIO-2): To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
22. Special-Status Species, Plants- (BIO-3): Special-status plant populations should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individual plants to preservation area, installation of construction buffers, or other actions, subject to the approval of CDFW, USFWS, or CNPS. Prior to any construction activity, a biological and/or rare plant survey may be required to be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens, or any other BMPs or conservation practices established by CDFW or USFWS. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
23. Plant Survey (BIO-4): Prior to any construction or ground-disturbing activity on site within the project area, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area which may potentially be disturbed. Surveys shall be timed according to the blooming period for the target species, and known reference populations will be visited prior to surveys to confirm the species is

blooming where known to occur. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species, and the specific avoidance zone distance will be determined in coordination with the appropriate resource agencies. For individual specimens, highly visible temporary construction fencing shall be placed at least 10 ft. away from the drip line of the plant. No construction activity or grading would be permitted within the buffer zone. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

24. Wetland and Riparian Habitat (BIO-5): Complete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. No ground disturbing or other construction activities shall occur within this buffer until the County and CDFW approved biologist has confirmed that there is no unmitigated impact to existing riparian or wetland habit. The pond shall be maintained to prevent adverse impacts to species within the habitat consistent with BMPs established by CDFW and USFWS. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
25. Critical Habitat Preservation and Species Protection for the Sierra Nevada Yellow-Legged Frog (*Rana sierrae*)(SNLYF) (BIO-6): If any ground-disturbing activity, new construction, or programmatic changes have the potential to affect any wetland or riparian habitats, drainage, or otherwise have the capacity to affect surface waters or other noted habitat types within this critical habitat area for SNLYF, additional consultation shall be required and mitigation measures prescribed to reduce impacts to SNLYF habitat(s) on site. Consultation shall consist of population analysis, recording, and monitoring, along with prescribed mitigation measures to reduce and/or prevent impacts to existing populations within the project area. Activities specifically noted to negatively impact the SNLYF include, but are not limited to: invasive species predation/out-competition, disease(particularly Chytrid fungus [*Batrachochytrium dendrobatidis*, *Bd*]);, climate change, small or isolated populations, predation, grazing/livestock, surface water diversion or damming, roads and timber harvest, fire and fire management activities, and recreation (especially outside protected areas and in locations where motorized use occurs near extant SNLYF habitat) (USFWS 2014). THE AMADOR COUNTY PLANNING DEPARTMENT, CDFW, AND USFWS SHALL MONITOR THIS CONDITION.
26. Historic and Cultural Resources (CULTR-1) (CULTR-2): In the event the permittee encounters any historic, archaeological, paleontological, or tribal resource (such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone) during any construction undertaken to comply with these conditions, permittee shall stop work immediately within a 100 ft. radius of the find and retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate. The qualified professional shall be required to submit to the Planning Department a written report concerning the importance of the resource and the need to preserve the resource or otherwise reduce impacts of the project. The permittee shall notify the Amador County Planning Department of the find and provide proof to the Planning Department that any/all recommendations and requirements of the qualified professional have been complied with. Additionally in the case that human remains are discovered on site, the following steps must be taken in accordance with Amador County General Plan Mitigation Measure 4.5-15 Cultural Resources, per Section 7050.5 of the California Health and Safety Code. The Amador County Coroner shall, within two working days:
- i. Determine if an investigation of cause of death is required;
 - ii. Determine if the remains are most likely that of Native American origin, and if so suspected, the coroner shall notify the California Native American Heritage Commission (NAHC) within 24 hours of making his or her determination.
 - iii. The descendants of the deceased Native Americans shall make a recommendation to the operator/

permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.

- iv. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
- v. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.
- vi. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

27. Grading for Access (GEO-1): A condition of approval for this project includes that the Applicant make all necessary improvements to comply with County Code 15.30 Fire and Life Safety, or otherwise make improvements to ensure adequate emergency access to the satisfaction of the County. This includes ensuring slope stability and alternative routes to ensure adequate access in emergency conditions. If standard 15.30 requirements cannot be met, a Deviation may be required, subject to approval by AFPD. THE AMADOR COUNTY BUILDING DEPARTMENT, AMADOR FIRE PROTECTION AGENCY, AND CALTRANS SHALL MONITOR THIS CONDITION.
28. Wastewater Disposal (GEO-2): In accordance with Health and Safety Code 5411 and Amador County Code 14.12.140, wastewater from any residence, place of business, or other building or place where persons reside, congregate, or are employed, must be discharged to an approved method of wastewater treatment and disposal. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
29. On-site Sewage Disposal (GEO-3, GEO-4): The Hideout Septic Analysis and as-built report dated November 2022 from the Owner's Engineer included recommendations included under Condition 26 for the Sewage Disposal Permit #12814 to serve the "Manager's Area" consisting of 4-5 long-term RV spaces. An Onsite Sewage Disposal Permit from the Amador County Environmental Health Department is required for all existing and future uses, and Environmental Health shall observe the repairs and construction and final the permit when construction and repairs have been completed to the satisfaction of the County. Where, for either of the two on-site sewage disposal systems, a future change in the character of use is proposed in accordance with an activity allowed under the zoning designation, the applicant will be required to retain the services of a qualified professional to review the existing OWTS and the proposed use(s) and submit a report to the Department certifying that the existing OWTS may be expected to provide acceptable service for the proposed use or to specify any modifications, expansion replacement or treatment that would be needed for such certification to be possible. All future new or replacement sewage disposal systems to be constructed on the project parcel, shall be designed by a qualified professional to serve the intended use. The system shall be designed under permit from the Amador County Environmental Health Department and said system shall comply with Chapter 14 of the Amador County Code and the On-site Wastewater Treatment System Regulations adopted pursuant to Code. Sewage Disposal Permit #08455 has been approved by ACEH for service of a six-bedroom home ("The Lodge"). Sewage Disposal Permit #12814 shall be required to be approved for the "Manager's Area." THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

30. Septic Analysis Engineering Recommendations (GEO-4): Consistent with the recommended actions described in the “Hideout” Septic Analysis conducted by Jesse Shaw, PE Civil Engineering (2022), including the following:
- i. Applicant shall add one-hundred feet (100 ft.) of three foot by three foot (3x3 ft.) trenching to primary area;
 - ii. Applicant shall re plumb inlet force main to dump fifty percent (50%) of flow to the upper four (4) lines, and fifty percent (50%) of flow to the lower four (4) lines;
 - iii. Applicant shall, with Environmental Health’s oversight, evaluate, repair, and/or replace all “d-boxes” to equalize distribution to the maximum extent possible.
31. Hazardous Materials Business Plan (HAZ-1): A Hazardous Materials Business Plan permit and Hazardous Waste Generator Permit is required for any propane greater than 1000 gallons and any product oil or fuels over 55 gallons stored at one time on the property. A generator permit is required when generating any hazardous waste, such as waste oil, used oil filters, or contaminated fuels. The Hideout Owner or Manager shall be required to schedule an appointment with Amador County Environmental Health Department to register online and apply for the required permits. These permits shall be required to be issued prior to any activity which requires storage of the subject materials on-site. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
32. Hazardous Materials Upset and Release (Unified Program Compliance) (HAZ-2): Storage of hazardous materials shall be subject to applicable regulations established in the Health and Safety Code Section 25503.5. The applicant shall be required to establish a Hazardous Materials Business Plan, monitored by the County Environmental Health Department. The applicant shall at all times be in full compliance with the regulatory standards of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. If a hazardous materials business plan is required, the emergency response portion shall include a plan for the evacuation of visitors in the event of a hazardous materials incident. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
33. Emergency Contingency Plan (HAZ-3): In coordination with the County and Fire Protection District, the applicant shall develop and maintain an emergency contingency plan which shall, at a minimum, indicate and describe in detail the backup fire suppression equipment that will be available to emergency responders that may be used in the event of a fire. The applicant shall also provide a map or plan identifying the locations of nearby existing dry fire hydrants relative to the site. The applicant shall also provide a description of the contents of the containers to retain on file with the plan, and supply a schedule for when there would be individuals on-site performing standard maintenance of the site. Any specialized fire response manuals or technical guidelines applicable to the project shall be included in the plan. The emergency contingency plan shall address all reasonably foreseeable emergencies which could occur at the project site. The plan shall include protocol for notification of adjacent landowners in the event that shelter in place and/or evacuation is necessary.
34. Fire Evacuation and Safety Plan (HAZ-4): The HideOut facility management team shall implement a “Fire Evacuation and Safety Plan” in accordance with Section 404 of the California Fire Code, which shall include evacuation maps within each building with bedrooms. A minimum of one HideOut staff member shall be designated “crowd control manager” and shall be trained on CPR/First Aid, and responsible for contacting the emergency responders if an emergency incident were to occur, as well as direct guests and first responders as necessary. A detailed Fire Evacuation and Safety Plan shall be made available in the HideOut office and online for guests upon request. This plan shall include records of routine drills and training. The HideOut Staff shall meet with each Rental Party and review safety protocol upon renter’s arrival. Evacuation drills shall take place in accordance with Section 405 of the California Fire Code, 2019 Edition and Title 19, Division 1. AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.

35. Drainage and Grading (HYD-1): Prior to the issuance of permits for site-specific development, drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval.. Drainage plans shall demonstrate that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased stormwater volume. All site-specific development shall implement appropriate stormwater runoff best management practices (BMPs) and design features to protect receiving water quality consistent with Amador County standards, and any required National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB) must be obtained prior to project execution. THE AMADOR COUNTY BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
36. Water Supply (HYD-2): A public water system requires State Water Board, Division of Drinking Water Public Water permit(s) if water is to be made available at the facility to at least twenty-five (25) people, sixty (60) days out of the year or serves fifteen (15) service connections. The frequency of events and numbers of guests do not meet this threshold therefore a Public Water System would not be required for this project to permit the existing uses. If the facility in the future is determined to meet or exceed this threshold, a State Water Board, Division of Drinking Water Public Water System Permit would be required. A permit is required from Amador County Environmental Health for a State Small Water System, required under Title 22, Chapter 14, Article 3, Section 64211 of the California Health and Safety Code. This permit must be obtained prior to the commercial operation of the facility. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
37. Swimming Pond (HYD-3): Use of the existing natural pond as a recreational “swimmable” pond shall require periodic water quality sampling and notification and correction of existing hazards. “No Diving” signs shall be required on all decks, platforms, promontories, or other similar features that could potentially facilitate diving. The pond or lake must be sampled weekly, and guests should be required to shower prior to entering the pond, and shall be prohibited from entering the pond with outside products to ensure compliance with **Mitigation Measures BIO-1, BIO-5, and BIO-6**. The water sample results must be submitted to the Environmental Health Department weekly for review. Testing for Total Coliform, Fecal Coliform Bacteria, and Enterococcus Bacteria or Escherichia coli is required. Water quality and sampling procedure must comply with the standards outlined in the State Water Board, Draft Guidance for Fresh Water Beaches. If swimming in the pond or lake is prohibited, posted “No Swimming” signs shall be required at all locations on site where a potential entry to the pond is indicated.
38. Impacts to Surrounding Land Uses (LAN-1): addresses impacts to nearby land uses, including the 1) establishment of a development buffer of 500 ft. from all property lines, 2) landscape screening of parking and event gathering areas, and 3) noise limitations under **Mitigation Measure NOI-1**, 4) strict limitation of events including number of guests and associated traffic, event frequencies and durations, and event types and locations on site. (NOTE- needs elaboration)
39. Noise (amplified music):(NOI-1). The applicant and all uses under the Use Permit must comply with County Code Section 9.44.010 Public Nuisance Noise and the Amador County General Plan Noise Element. Consistent with Table N-3 under the Amador County General Plan, exterior noise levels shall not exceed 60 dB at the property line during regular hours of operation, and not exceed 75 dB at the property line during scheduled events. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
40. Noise (construction) (NOI-2): Per GPMM 4.11, all construction equipment shall be properly maintained per manufacturers’ specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps); all impact tools will be shrouded or shielded; and all intake and exhaust ports on power equipment will be muffled or shielded. All equipment employed during the project shall maintain appropriate

setback distances from residences to reduce vibration levels below the recommended FTA and Caltrans guidelines of 80 VdB and 0.2 in/sec PPV, respectively when located within 500 feet and 300 feet of impact pile drivers, and within 70 feet and 45 feet of large bulldozers (and other heavy-duty construction equipment). Noise levels generated by the project shall not exceed 65 decibels at the nearest property line. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

41. Emergency Landline/Satellite Phone (PUB-1): In accordance with Section 510 of the California Fire Code, Emergency Responder radio coverage is required regardless of location and topography. To ensure adequate communication capability with emergency responders, the property owner shall keep and maintain an active landline and/or a satellite phone system to be used for contact with Emergency Service Providers. This line shall be maintained at all times that the facility is utilized for commercial services, and the phone number shall be provided to the local emergency service providers (Amador County Fire Protection District and Amador County Sheriffs/California Highway Patrol). All HideOut Guests shall be informed of the location of HideOut staff and shall be able to utilize the emergency phone directly. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.

42. Fire Detection and Response (PUB-2): The HideOut Owner shall adhere to the following requirements as set forth by the Amador Fire Protection District and comply with all applicable State Fire and Safety Codes. This may include, but not be limited to the following:
 - i. The HideOut shall be required to keep and maintain operational fire extinguishers to the satisfaction of AFD. Extinguishers will be inspected yearly and locations will be coordinated with AFD.
 - ii. The Hideout has only one building (“The Dancehall”) on site that can accommodate more than 100 persons during an event. The application lists this building as having two primary entrances/exits (rolling barn doors) with three (3) exits built into them in the event that they are closed. Fire extinguishers shall be located at each exit and additional extinguishers provided as directed by AFD. These fire extinguishers will be serviced once a year and installed prior to commercial operations. Additionally, the property owner/applicant shall be required to install an Occupancy Load sign within the “Dancehall” building.
 - iii. In accordance with the California Fire Code, Section 903.1.2.1, all structures where the consumption of alcohol is in use and the determined occupancy load exceed 100 persons; the building shall be protected by an approved automatic fire sprinkler system subject to the approval of the fire department.
 - iv. Smoke and Carbon Monoxide (CO) detectors shall be required in all buildings to the satisfaction of Amador County Fire Department.
 - v. Emergency Exit signage shall be required within all structures utilized for the commercial uses of the property.
 - vi. All rooms utilized for sleeping purposes shall be required to have a placard indicating ingress and egress to the outside. Additionally, all buildings utilized for sleeping shall have a maximum occupancy limit of 10, which shall be posted visibly to the satisfaction of AFD.
 - vii. The minimum required fire flow for protection of these premises as a commercial use is 1,500 gallons per minute (gpm) with 20 pounds (lbs) residual water pressure for two hours in accordance with the adopted California Fire Code. This water supply is based on the structure’s combustibility and construction, and being that none of the buildings are protected by an automatic fire sprinkler system. A plan shall be required to be submitted to AFD and require sufficient fire suppression infrastructure to the satisfaction of AFD as a condition of approval for this use permit.

43. Highway Encroachment (TRA-1): The property must maintain primary access onto CA State Highway 88 and obtain all necessary encroachment permits (Chapter 12.10) and grading permits (Chapter 15.40) required for the proposed uses, as regulated by the Amador County Building Department and Caltrans. Based on the preliminary review by Caltrans and comments submitted over the course of the application review, the permittee will need to apply for an Encroachment Permit for a Commercial Driveway with Caltrans District 10 Encroachment Permit Office. The applicant must obtain and maintain a commercial encroachment permit from Caltrans consistent with the commercial use of the property prior to activation of the Use Permit. If the

encroachment is to take place on a property other than that which is owned by the project applicant, than the property owner or permittee shall be required to submit formal documentation acknowledging the right of the permittee to submit on behalf of the property owner. Any new driveways or existing driveways utilized for this project shall be built or upgraded to current Caltrans standards (See Highway Design Manual (HDM) Section 205.4 Driveways in Rural Areas). THE AMADOR COUNTY PLANNING DEPARTMENT AND CALTRANS SHALL MONITOR THIS CONDITION.

44. Access and Road Maintenance (TRA-2): Prior to activation of the Use Permit, the property owner may enter into a road maintenance agreement with a majority of the property owners utilizing the road; or in the event a road maintenance agreement already exists, the applicant shall provide the county with proof they have renegotiated the terms of the agreement to include the new proposed use(s). If the majority of the owners of the road do not enter into a new or renegotiated agreement, the applicant must maintain the entire length of road utilized for the project. THE PLANNING DEPARTMENT, TRANSPORTATION AND PUBLIC WORKS DEPARTMENT, BUILDING DEPARTMENT, AMADOR FIRE PROTECTION DISTRICT, AND SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.
45. Fire and Life Safety (TRA-3): The project applicant/permittee shall comply with Chapter 15.30 Fire and Life Safety Ordinance, including ensuring adequate fire access. According to the California Fire Code, Section 503.1.1, all structures shall be within 150 feet from a fire department access road. An access road is defined in the International Fire Code of at least 20 ft. clear widths within 150 feet from structures. As this has been determined by AFPD to not be met through the proposed development, the development require a deviation subject to the approval of the AFPD and the Community Development Agency prior to activation of the Use Permit and commencement of the proposed uses. Deviation Approval is contingent on the Property Owner operating, maintaining, and implementing the following :
- i. Average of 20 ft.-wide road width minimum for 95% of the road (as proposed).
 - ii. Areas identified as having road width under 20 ft. shall have turnouts on both sides and clear visibility from both directions.
 - iii. Maintain and adequate width for emergency service vehicles with turnouts even in areas meeting or exceeding 20-ft. width. The road presently keeps and maintains 100+ turnouts and shall continue to maintain existing turnouts.
 - iv. Staff shall utilize radio control systems to provide traffic control over the lakeside hill and along the entire roadway accessing the property during high traffic events or in emergencies.

THE AMADOR COUNTY BUILDING DEPARTMENT AND AMADOR FIRE PROTECTION AGENCY SHALL MONITOR THIS CONDITION.

46. Wastewater Systems (UTL-1): Where, for either existing on-site wastewater disposal system, a future change in the character of use is proposed in accordance with an activity allowed under the R1A designation for any of the proposed parcels, the applicant will be required to do the following: Retain the services of a qualified professional to review the existing OWTS and the proposed use(s) and submit a report to the Department certifying that the existing OWTS may be expected to provide acceptable service for the proposed use or to specify any modifications, expansion replacement or treatment that would be needed for such certification to be possible. All future new or replacement wastewater disposal systems to be constructed on the project parcel, shall be designed by a qualified professional to serve the intended use. The system shall be designed under permit from the Amador County Environmental Health Department and said system shall comply with Chapter 14 of the Amador County Code and the On-site Wastewater Treatment System Regulations adopted pursuant to Code.
47. Fire Protection Infrastructure (WLF-1): The HideOut Owner shall build, install, and maintain the following:
- i. A 2-inch high-pressure water system that will pump water directly from the lake and will supply two (2) hydrants. This system will allow HideOut Personnel to be the first responders until Fire Crews can

- arrive. The hydrants will be approximately 150 ft. away from the main structures so that they are fully accessible should a fire start in one of the buildings. This system will be installed before May 2025.
- ii. Two (2), four-foot (4 ft.) dry-barrel fire hydrants for the use of the Fire Crews, located on each side of the lake.
 - iii. The HideOut shall keep and maintain water faucets and hoses around the property and close to existing buildings for staff and first responders. There must be a minimum of 2 faucets per building fed from our 3,000 gallon storage tank via ¾ in. piping. AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT. The Hideout shall keep and maintain a minimum of 24 fire extinguishers on site, and shall provide additional fire extinguishers as requested by AFPD. Fire extinguishers shall be inspected yearly and locations shall be subject to approval by AFPD.
 - iv. The HideOut has only one building on site that can accommodate more than one-hundred (+100) persons during an event. This building is referred to as “The Dancehall” and is normally open on two long sides but can be enclosed by means of rolling barn doors. Should these doors be closed, there are three (3) emergency exits built into them. Fire extinguishers are located at each exit and additional extinguishers shall be provided as directed by AFPD.
 - v. During emergencies, any contact with Fire Response Crews shall be through the satellite phone system maintained by the HideOut Operators. HideOut staff are present and available twenty-four (24) hours a day during any event or rental.
 - v. A Fire Evacuation and Safety Plan shall be developed and implemented by the HideOut. This plan shall include evacuation maps within all buildings with bedrooms and HideOut staff will be trained on CPR and First Aid. The Fire Evacuation and Safety Plan will be available in the HideOut office for guests upon request. The HideOut shall meet with each Rental Party to review safety protocol upon guest arrival.

THE AMADOR COUNTY BUILDING DEPARTMENT AND AMADOR FIRE PROTECTION AGENCY SHALL MONITOR THIS CONDITION.

- 48. Evacuation Tests/Drills(WLF-2): The HideOut Operator shall annually conduct at least one (1) Calfire-designed-and-conducted evacuation test to determine time required for 50, 100, and 150 vehicles to reach Highway 88 in the event of an emergency situation (ex. Wildfire) with the assumption of incoming emergency response vehicles. Alternatively, a qualified fire prevention expert (as determined by the County) may provide analysis of the existing site conditions relative to evacuation of 50, 100, and 150 vehicles (and 200 persons, approximately,) including approximate evacuation times. If current site improvements/infrastructure are determined inadequate to support the evacuation of some (or all) vehicles or guests, within evacuation times required for safety as determined by AFPD or Calfire, then the HideOut shall not host events in excess of that determined threshold until a satisfactory analysis or test determines adequate evacuation times for all guests. This may include requiring additional infrastructure or programmatic changes, to the satisfaction of the fire prevention authority.
- 49. Conditional Use Permit Activities Monitoring and Reporting (CUM-1): Permittee shall, for as long as this Conditional Use Permit is active, monitor its conditionally permitting uses and report said monitoring results to the Planning Department. Specifically, by the 30th day of January following each calendar year during which conditionally permitted uses were undertaken, provide to the Planning Department a report containing the following information:
 - i. The number of and type of events conducted during the calendar year, and the date each event was conducted;
 - ii. The number of guests attending each event;
 - iii. Vehicular parking conditions observed during each event (i.e. adequacy of parking conditions, and how any parking problems were addressed);
 - iv. Amplified sound conditions for each event (i.e. when amplified sound began, whether it was indoors or outdoors, when amplified sound was terminated and/or moved indoors, etc.);

- v. Days and hours of operation;
- vi. A log of complaints received about permitted activities, if any;
- vii. A letter certifying that to the best of the permittee's knowledge and belief, all activities permitted by the Conditional Use Permit were undertaken in conformance with the Conditions of Approval.

Amador County
Planning Commission Chairperson

Date

Project Applicant

Date