

CONDITIONS OF APPROVAL

FOR USE PERMIT: UP-23;11-1 Buena Vista Rancheria of Me-Wuk Indians Tribal Government Office

APPLICANT: Buena Vista Rancheria of Me-Wuk Indians

PHONE: (916) 491-0011

ADDRESS: 1418 20th Street, Sacramento, CA 95811

PROJECT LOCATION: 3575 Coal Mine Road, Ione CA 95640 (APN:012-130-035)

PROJECT DESCRIPTION: Request for a Use Permit (UP-23;11-1) to allow for the use of a 2,160 square-foot modular building as a tribal government office in the X, Special Use zoning district.

ENVIRONMENTAL DOCUMENT:

PLANNING COMMISSION 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. Fish and Wildlife 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 Game. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.***
- 2. Applicant shall submit signed conditions to the Planning Department. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.**
- 3. This Use Permit is granted subject for the use(s) described (see attached application) on the condition that the project shall not, in the establishment, maintenance, or operation of the proposed use(s), 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 in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
- 4. 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.**
- 5. Cultural Resources: If at any time during the duration of this use permit historical, archaeological, or paleontological resources are discovered at the project site, the operator/permittee shall immediately cease all such activities within 100 feet of the find and notify the Amador County Planning Department. A qualified archaeologist shall be contracted by the operator/permittee to assess the significance of the find and prepare an evaluation, avoidance or mitigation plan, as appropriate, which shall be implemented before resuming activities permitted by the use permit, consistent with the Amador County General Plan EIR Mitigation Measures 4.5 and Program D-6. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
- 6. Cultural Resources: In compliance with the General Plan Mitigation measure 4.5-1b, in the event that human remains are discovered on site, the project applicant and property owner will comply with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097, regarding treatment and reporting of human remains. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
- 7. Waste Management: The applicant must ensure that the solid waste disposal service is sufficient to serve the intended use, to remain in compliance with County Code Section 7.24 regarding Solid Waste. THE WASTE MANAGEMENT DEPARTMENT SHALL MONITOR THIS CONDITIONAL.**

8. Sewage Disposal: The permittee shall obtain all necessary permits for the on-site wastewater treatment system, in accordance with County Code Section 14.12 regarding On-Site Sewage Disposal Systems. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
9. 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 BULIDING DEPARTMENT SHALL MONITOR THIS CONDITION.
10. Lighting: 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 temperatures (CCT) less than or equal to 3000K. Motion sensors and automatic shutoffs shall be used to limit all lighting fixtures in use after the facility is closed to the public. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
11. Special Status Species: In the event that any of the endangered, threatened, or special-status plant or animal species identified in the CEQA Initial Study for this project are discovered in the project area, all construction and ground-disturbing activity will be halted immediately. The property owner will then contact the US Department of Fish and Wildlife and Amador County Planning Department to establish mitigations according to industry-standard best management practices (BMPs) to mitigate for impacts to these species. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
12. Noise: Per General Plan Mitigation Measure 4.11-7a, all construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices; 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 reduced vibration levels below the recommended FTA and Caltrans guidelines of 80VdB 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.

Chairperson
Amador County Planning Commission

Date

Applicant

Date

- | | |
|--|--|
| (1) Applicant | (6) Waste Management Department |
| (2) Amador Air District | (7) Amador Fire Protection District |
| (3) Building Department | (8) CA Department of Fish and Wildlife |
| (4) Environmental Health Department | (9) Planning Department |
| (5) Transportation and Public Works Department | |