

CONDITIONS OF APPROVAL

UP-26;3-1 Sherrill Green Waste and Landscaping Materials Yard

USE PERMIT NO.: UP-26;3-1 Sherrill Green Waste and Landscaping Materials Yard

APPLICANT: Mark Sherrill

PHONE: (209) 610-6709

EMAIL: msherrill4442@yahoo.com, sgwlm26@yahoo.com

PROJECT LOCATION: 22480 Highway 88, Pioneer, CA 95666

PROJECT DESCRIPTION: Use Permit Application UP-26;3-1 Sherrill, for a green waste drop-off and outdoor materials storage yard on two (2) parcels, totaling ±21 acres in size. (APNs: 030-220-017 and 030-250-011)

ENVIRONMENTAL DOCUMENT: Statutory Exemption 15269 Emergency Projects

PLANNING COMMISSION DATE: May 12, 2026

IMPORTANT NOTES:

NOTE A: It is suggested the Property Owner or Project Representative contact the Environmental Health, Public Works, and Planning Departments and any other agencies involved prior to commencing the preceding requirements. Improvement work shall not begin prior to the review of the plans and the issuance of all required permits and payment of applicable fees. Inspectors 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. Applicant shall submit signed conditions to the Planning Department. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
2. This Use Permit is granted subject for the use(s) described (see attached application) on the condition that said use(s) shall continue to operate in compliance with Amador County Code Section 19.24.040 C1 District Regulations and 19.24.045 R1A District regulations and is consistent with County Code Section 19.56- Use Permits in that the establishment, maintenance or operation of proposed use 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 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.
3. 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 CONDITION.
4. **Operational Requirements:** All green waste dropped off at the specified small waste drop will be transferred to the larger green waste station. Proposed green waste office shall observe 50 ft. setbacks from all property lines. Proposed green waste drop-off areas shall observe 20 ft. setbacks from all property lines. Proposed material storage shall observe 15 ft. setbacks from all property lines. THE AMADOR COUNTY PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
5. **Days and Hours of Operation:** The facility shall be open to the public for a maximum of 7 days a week from 9:00 a.m. to 4:30 p.m. Any traffic to or from the facility transporting material must take place within this

time. Any increase in hours shall be required to obtain an amendment to this use permit. THE AMADOR COUNTY PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.


6. Burning of Material On-site: Burning of material on-site shall be permitted from November 1st through March 31st. If burning of material is to take place on the property, the applicant shall be required to comply with fire suppression water service as required by any applicable agency. If water service is required/desired from a water service provider (AWA), the applicant would be required to extend a mainline onto the parcel for this purpose in accordance with the rules, rates, and regulations for the water service provider (AWA) at the time of service. THE AMADOR COUNTY FIRE PROTECTION DISTRICT AND AMADOR AIR DISTRICT SHALL MONITOR THIS CONDITION
7. AFPD and CalFire Regulations: Project will be required to comply with all applicable Fire Prevention requirements as determined by AFPD and CalFire. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION
8. Air District Requirements: Project will be required to comply with all applicable Air Quality Requirements as determined necessary by the Amador County Air Resources Board. THE AMADOR AIR DISTRICT SHALL MONITOR THIS CONDITION.
9. Water Service: If water service is desired in the future, any and all water services installed shall be installed in accordance with the rules, rates, and regulations of the applicable water service provider (AWA). THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND AMADOR WATER AGENCY SHALL MONITOR THIS CONDITION.
10. Roadway and Encroachments: Prior to activation of the Use Permit, applicant must construct or verify a commercial driveway for the encroachment onto ACCESS ROAD, as well as obtain or verify an encroachment permit for commercial business and comply with Chapter 15.30 of the California Fire and Safety Code regarding road widths, turnarounds, turnouts, gates, and other applicable state and county codes regarding commercial uses. THE PLANNING AND TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.
11. Highway Access and Encroachment: If project activities encroach into state Right of Way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office with any applicable environmental studies. The driveway will need to meet Caltrans requirements for sidewalk and driveway standards in the Highway Design Manual, as well as show corner sight distances for the driveway. Off tracking will need to be reviewed, showing proper ingress and egress from the driveway. The encroachment must be approved by Caltrans prior to the utilization of any Caltrans access or use within the ROW. The driveway will need to meet Caltrans requirements for sidewalk and driveway standards in the Highway Design Manual. Off tracking will need to be reviewed, showing proper ingress and egress from the driveway. AMADOR COUNTY BUILDING DEPARTMENT AND CALTRANS SHALL MONITOR THIS CONDITION.
12. Private Property Access: The Applicant shall record a right-of-way easement to ensure legal access to the property at -017 across -018 for the uses permitted through this Use Permit. THE AMADOR COUNTY PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
13. State Drainage Facility: The project applicant shall ensure that the existing 30-inch diameter cross culvert State drainage facility located within the project site shall not be significantly impacted by the project. If historical undeveloped topography shows drainage from this site flowed into the State ROW, it may continue to do so with the conditions that peak flows may not be increased from the pre-construction quantity and the site runoff

be treated to meet present storm water quality standards. If historical undeveloped topography shows drainage from this site did not flow into the State ROW, then it will not be allowed to flow into the State ROW. Any pre-and post- construction runoff calculations and drainage and grading plans shall be submitted to Caltrans for review. AMADOR COUNTY BUILDING DEPARTMENT AND CALTRANS SHALL MONITOR THIS CONDITION.

14. Future Construction or Ground Disturbing Activity: Any proposed future construction or ground disturbing activity appurtenant to the uses allowed under this use permit shall require an amendment to said use permit, potentially with additional mitigation measures. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.




Planning Commission Chairperson
Amador County



Date



Project Applicant



Date

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| (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 | |

