

AGENDA

City of Plymouth

PLANNING COMMISSION

REGULAR MEETING
THURSDAY, SEPTEMBER 18, 2025
6:30 P.M.



9426 Main Street, Plymouth, California

Michael Sullivan, Chair

William Klaproth, Vice Chair
Vacant Commissioner Seat

Thomas Mikkelsen, Commissioner
Vacant Commissioner Seat

PLEASE NOTE: The Planning Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. Members of the public who wish to speak may be subject to a three (3) minute maximum time limit when addressing the Commission, and/or the Commission may require speaker identification sheets be submitted to the Planning Clerk prior to being called upon by the Chairman to provide public comment.



**CITY OF PLYMOUTH
PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, SEPTEMBER 18, 2025 at 6:30 PM**

Plymouth City Hall - 9426 Main Street Plymouth, California

Members of the public not attending in person may submit written public comment prior to the meeting by emailing your comment to the Planning Clerk at dknight@cityofplymouth.org before 3:30 PM on the day of the meeting. Emailed public comments will be distributed to the Commission and made part of the official record.

Michael Sullivan, Chair

William Klaproth, Vice Chair

Thomas Mikkelsen, Commissioner

Vacant Commissioner Seat

Vacant Commissioner Seat

This meeting will be recorded. Council Chambers are wheelchair accessible. Special accommodations may be requested by contacting the Planning Clerk 72 hours in advance of the meeting.

Please silence all cell phones or similar devices.

1. CALL TO ORDER / ROLL CALL:

- Roll Call
- Flag Salute

2. APPROVAL OF PLANNING COMMISSION REGULAR MEETING AGENDA FOR SEPTEMBER 18, 2025

3. PUBLIC COMMENT:

Under provisions of the Government Code, citizens wishing to address the Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Submittal Form to the Planning Clerk or following the instructions noted on this agenda. Speakers will be called by the Chair at the point on the agenda when the item will be heard. Speakers should keep comments to three minutes or less and state their name and community of residence. Under provisions of the California Government Code, the Commission is prohibited from materially discussing or taking action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or an urgent need to take immediate action arose after the posting of the agenda.

4. PRESENTATIONS/APPOINTMENTS: NONE

5. CONSENT CALENDAR ITEMS:

All matters listed under the Consent Calendar are to be considered routine and will be enacted by one motion. If discussion is required, that particular item will be removed from the consent calendar and will be considered separately.

**5.1 APPROVAL OF THE PLANNING COMMISSION REGULAR MEETING
MINUTES OF AUGUST 21, 2025**

6. PUBLIC HEARINGS:

**6.1 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLYMOUTH
APPROVING A TEMPORARY USE PERMIT (PA 2025-12) TO ALLOW A
TEMPORARY HALLOWEEN ATTRACTION ON A 30 ACRE PARCEL LOCATED AT
9424 PACIFIC STREET (APN 010-150-016)**

RECOMMENDATION: Hold a Public Hearing, receive public testimony, review, discuss and adopt Resolution 2025-10.

7. UNFINISHED BUSINESS: NONE

8. NEW BUSINESS:

**8.1 REVIEW AND DISCUSS POTENTIAL MODIFICATIONS TO THE USE MATRIX AND
DEFINITIONS FOR COMMERCIAL PROPERTIES**

RECOMMENDATION: Conduct a Study Session, receive public testimony, review, discuss and give staff direction on possible changes or additions to the Use Matrix.

9. REPORTS:

- Commission
- Chairperson
- Planning Director
- City Staff

10. ADJOURNMENT

The next regularly scheduled Planning Commission Meeting date is October 2, 2025. The meeting will begin at 6:30 PM.

ADDITIONAL INFORMATION

Public documents related to items on the open session portion of this agenda, which are distributed to the Planning Commission no less than 72 hours prior to the meeting, shall be available for public inspection at the Planning Clerk's office located at Plymouth City Hall and at the time of the meeting.

NOTICE:

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Clerk at (209) 245-6941 Ext. 254 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Dana Knight, Planning Clerk for the City of Plymouth, declare that the foregoing agenda for the September 18, 2025 Regular Meeting of the Plymouth Planning Commission was posted and available for review on September 15, 2025 at the City Hall of the City of Plymouth, 9426 Main Street, Plymouth, California, 95669. The agenda is also available on the city website at

www.cityofplymouth.org.

Signed September 15, 2025 at Plymouth, California

//s//

Dana Knight
Planning Clerk

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**CITY OF PLYMOUTH
PLANNING COMMISSION
DRAFT MINUTES**

THURSDAY, AUGUST 21, 2025 at 6:30 PM

Plymouth City Hall - 9426 Main Street Plymouth, California

Michael Sullivan, Chair

William Klaproth, Vice Chair
Vacant Commissioner Seat

Thomas Mikkelsen, Commissioner
Vacant Commissioner Seat

1. **CALL TO ORDER / ROLL CALL:** Meeting called to order at 6:30pm
Planning Commissioners Present: William Klaproth, Thomas Mikkelsen, Michael Sullivan
Planning Commissioners Absent: None
Staff/Advisory Present: Planning Director, Erica Fraser; Planning Clerk, Dana Knight

2. **APPROVAL OF PLANNING COMMISSION REGULAR MEETING AGENDA FOR AUGUST 21, 2025**

Public Comment: Todd Ramos asked if the agenda had anything to do with town décor, decorating and picking colors, as far as painting buildings and the outside. He stated his wife, Francine Ramos, would like to offer up her services for ideas for future changes. Chair Sullivan let him know that Design Guidelines are an item on the agenda and invited him to hang out.

Motion to approve the Regular Meeting Agenda for August 21, 2025 as presented by Vice Chair Klaproth, second by Commissioner Mikkelsen. Motion passed by roll call vote with 3 Yes votes by Mikkelsen, Klaproth and Sullivan with 0 No votes, 0 Abstain votes, with 0 Commissioners absent.

3. **PUBLIC COMMENT: None**
4. **PRESENTATIONS/APPOINTMENTS: NONE**
5. **CONSENT CALENDAR ITEMS:**

All matters listed under the Consent Calendar are to be considered routine and will be enacted by one motion. If discussion is required, that particular item will be removed from the consent calendar and will be considered separately.

5.1 **APPROVAL OF THE PLANNING COMMISSION REGULAR MEETING MINUTES OF JUNE 19, 2025**

No Public Comment

Motion to approve the Consent Calendar as presented by Vice Chair Klaproth, second by Commissioner Mikkelsen. Motion passed by roll call vote with 3 Yes votes by Mikkelsen, Klaproth and Sullivan with 0 No votes, 0 Abstain votes, with 0 Commissioners absent.

6. PUBLIC HEARINGS:

6.1 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLYMOUTH RECOMMENDING CITY COUNCIL APPROVAL OF DESIGN GUIDELINES AND AMENDMENTS TO THE ZONING ORDINANCE (TITLE 19) RELATED TO THE CITY OF PLYMOUTH DESIGN GUIDELINES AND TO COMPLY WITH STATE LAW

RECOMMENDATION: Hold a Public Hearing, receive public testimony, review, discuss and adopt Resolution 2025-09.

Chair Sullivan opened the Public Hearing

Director Fraser stated that we have had two separate Planning Commission meetings to talk about Design Guidelines and possible amendments to the Zoning Ordinance. Changes were made to some of the design standards that were subjective standards to make them objective standards to comply with state law. A grant was able to be used to pay for the changes, since the state enacted the need for them to be changed. The Downtown Historic Guidelines have been reformatted to add Mixed Use and Multi-Family to create one cohesive document that can be updated as needed. Adding Mixed Use and Multi-Family designations is important, so that we have some tools that we can use in case someone wants to build a structure that is not cohesive to the area, such as a big box. No changes were made to the color palette, as they are the colors that we have now and are a muted historical color palette.

Public Comment:

Todd Ramos asked Director Fraser if the changes she spoke about, such as a big box, is in the residential area, so if someone came in and proposed a giant box, we could have them change the design with the changes you are proposing. Director Fraser let Mr. Ramos know that it is for Mixed Use and Multi-Family only, and that we don't have design guidelines for Single Family, but that is usually worked out through the planned development, where we work on the design through that process. Mr. Ramos had some thoughts for the downtown development that he thinks going forward should be in a positive direction with 40% Wine Country, 40% Gold Miner type of look, and maybe Indian motif. Asked if there is some master plan that has street design and architectural design for that? He stated that he is strongly opposed to the ARCO Gas Station and feels that it would dramatically change the feel of our town. Mr. Ramos also said that he is against the rezoning of the Chinese building if they are planning on turning it into a rental. He is worried that if it gets sold, then rezoned, that it could get turned into apartments. Then asked if the colors can be changed if we make some proposals for some of the buildings?

Director Fraser explained that if he wanted to change the entire color palette for the downtown, he would have to approach the City Council and ask if they wanted to open that up, because there is a fiscal cost. The colors have been in place since 2012, and the funds that we had were for minor changes and they would need to be paid back if this does not get done. Her recommendation is that we do not stop this process at this point because it needs to be fully approved by the end of the year, and changes can be made later that the City would need to pay for. Director Fraser stated that there is no master plan for the downtown.

Public Hearing Closed by Chair Sullivan

After Commissioner discussion, a Motion to send a recommendation to the City of Plymouth City Council asking for approval of the Design Guidelines and Amendments to the Zoning Ordinance (Title 19) related to the City of Plymouth Design Guidelines and to comply with State law, Resolution 2025-09, was made by Commissioner Mikkelsen, second by Vice Chair Klaproth. Motion passed by roll call vote with 3 Yes votes by Mikkelsen, Klaproth and Sullivan with 0 No votes, 0 Abstain votes, with 0 Commissioners absent.

7. UNFINISHED BUSINESS: NONE

8. NEW BUSINESS: NONE

9. REPORTS:

- Commission – None
- Chairperson – None
- Planning Director

Director Fraser gave project updates through 8/14/25 & Long-Range Planning Updates. Stated that anyone can call the City and talk with her or Dana on any project.

Residential Commercial Projects:

Greulich Ranch - Latest application submitted in 2024 remains incomplete, but they are committed to moving forward.

Arroyo Woods - Application submitted in July 2025 for 109 Single Family Homes. They submitted an application and tentative map but received a letter from us and we have not heard back from them.

ARCO - Still a project and based on the last public review of the Mitigated Negative Declaration, the consultant has identified some additional information changes that they are going to make. We will need to take a contract amendment to Council so they can proceed, because it will cost additional money. They have stated that they are willing to work on the design, and it is recommended that they do a study session with the Planning Commission to look at their design.

88 Room Hotel - Still a project but remains incomplete. We hear from them periodically, but nothing has been submitted, so it remains incomplete.

9130 Main Street - Planning Commission recommendation got appealed to the City Council, so the Appeal of that recommendation is going to be on the September 11th Agenda.

9451 Main Street - Application submitted for a bar and restaurant with live entertainment that was incomplete, and a Notice of Incompleteness went out in August. When they resubmit, it will come back as a Major Design Review to the Planning Commission due to the nature of the outdoor design, bar and live music which requires Planning Commission review.

9424 Pacific Street – Application submitted for a Temporary Use Permit for a Halloween Attraction that will be elevated to the Planning Commission because of the nature of the project, so it is in a public hearing.

18190 Sutter Street - Director Level Review of application for a multi-family project under 5000 square feet on .62-acre parcel of one-story units that will be affordable by design since they are small. The application is incomplete, and we are working with the applicant.

Long Range Planning:

Housing Element is not certified yet. The consultant is making changes and planner needs to submit them to the state. Once it is certified, we will start meeting for amendments to the code.

SB9 – Accessory Dwelling Units – The law changes every year, and we need to have an ordinance. We are working with the attorney on this.

Short Term Rental Ordinance Amendment– We are working with the attorney on this.

Application Check Lists – Working on them when we can.

Density Bonus Ordinance – Needs to be updated.

Chapter 19.18 Design Review and Zoning Clearance – The permit outline is confusing and needs to be clearer for everyone because it is open for interpretation and we may differ on things. There are also subjective standards that need to be fixed. Will be coming to the Commission soon.

Use Permits in the Downtown need to be cleaned up. Will try to get this and Chapter 19.18 in a Study Session, so we can work on them at the same time.

Submittal Checklist – Required by State law, but low on the list of priorities.

Water Efficient Landscape Ordinance (WELO) – Working with a County Wide Planners group to hopefully establish something County Wide.

General Plan Map and Zoning Map Errors – Parcels that were rezoned but the map was not updated. When Zoning Map came through it mentioned making changes to the Zoning Map, but it was not clear what the changes were supposed to be in the final adoption.

The city attorney and I cannot figure it out, and no changes were ever made, so that will come back before the Commission and City Council. Errors in the Zoning Ordinance will come back at some point. We are keeping track of them and will bring them all together. Chair Sullivan thanked Director Fraser for her efforts in looking at all these things and knows how busy she is because it is extra to do, but we hear complaints from people that things are complicated and hard to do, so it is very appreciated.

Director Fraser added that Signs will be talked about when we talk about the downtown because the process is a little jumbled and we can lump it together with the downtown uses.

- City Staff - None

10. ADJOURNMENT: 7:05 PM

Respectfully submitted,

//s//

Dana Knight
Planning Clerk

6.1



PLANNING COMMISSION AGENDA ITEM NO. 6.1

9/18/2025

SUBJECT: Haunted Forest (9424 Pacific Street) Temporary Use Permit (PA 2025-12)

DEPARTMENT: Planning Department

STAFF: Erica Fraser, AICP, Planning Director

TITLE

Resolution approving a Temporary Use Permit for a Haunted Forest (Halloween attraction) located at 9424 Pacific Street.

BACKGROUND

The applicant proposes to use the existing property for a Halloween attraction that will feature temporary sets, decorations, actors, food trucks, and similar amenities. Because this operation is temporary (for select days during the month of September through the end of October) and not permanent, a Temporary Use Permit is required.

Temporary Use Permits are reviewed by the Planning Director. In this case, due to the unique nature of the request and because the proposed attraction is located in a residential area, the Planning Director has transferred the reviewing authority for this permit to the Planning Commission in accordance with Section 19.04.140(B).

Site and Existing Conditions

The project site is a developed parcel located at 9424 Pacific Street. The property is approximately 30 acres. The history of the site includes past industrial operations and the site is developed with dirt roads, parking, and structures. The site is connected to utilities. Although the site is currently zoned Standard Residential (SR), this site was zoned industrial prior to the 2014 Zoning Ordinance update and the industrial uses continued on the site until a few years ago.

The following figure shows the project location. A plan showing all parcels can be found in the written statement included as Attachment 2 (please note that the optional exit directly onto HWY 49 is not a part of this project as it was not approved by Caltrans).



PLANNING COMMISSION AGENDA ITEM NO. 6.1

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Figure 1: Project Location



The closest single family residence is approximately 150 feet from the property line. The attraction will take place further inside the property and away from the single family residences in the surrounding neighborhood.

ANALYSIS

The proposed use, The Haunted Forest, is an interactive Halloween attraction. The site will feature a haunted trail walk which includes Halloween sets/scenes (all temporary, no structures are to be built) and actors. The site will also feature a daytime attraction for children on specific days. For more information on the operations, please refer to the Applicants written statement included as Attachment



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2. The Applicant operated a similar attraction in another City for a number of years prior to relocating to Plymouth.

The proposed application is for a Temporary Use Permit. This means that the City will only be granting approval of The Haunted Forest for the end of September through October of 2025. Should the operators wish to hold the attraction again next year, they will need to reapply for a Temporary Use Permit, and the City can evaluate the proposal again and require modifications or additional conditions if warranted.

Operation Characteristics

The Haunted Forest will be open from Wednesday through Saturday. The daytime attraction (Enchanted Trail) will occur from 9 AM – 7 PM and the evening attraction will occur from 7 PM – Midnight.

Tickets are pre-sold and come with a specific date and time entry. The time slots are every 15 minutes with no more than 45 tickets per time block (the number of tickets corresponds to people, not number of cars).

The site will also have two to three food trucks, and the existing truss shade structure will be used as a picnic area.

Parking will occur on site in the existing parking lot for the existing building.

Although the existing site was developed with industrial uses, the proposed attraction is within a residential neighborhood. Staff has received two objections (Attachment 5) in writing. Staff has some concerns with the ending of the attraction at midnight on Wednesdays and Thursdays and traffic on a residential street at that time.

Staff recommends that Condition of Approval No. 2 be incorporated which reduces the hours of operation to 9AM – 10PM Wednesday and Thursday. On weekends, participants should be limited to 30 patrons during the hours of 10PM – Midnight to limit the number of cars on Pacific Street. The Planning Commission, however, has the approving authority and can allow the Applicant to proceed as proposed or further limit the hours of operation.

Because this is a Temporary Use Permit and the Applicants will need to apply again next year if they wish to operate during 2026, the Planning Commission can further restrict the hours or expand the hours if warranted.

Employees and Security

The Haunted Forest will employ 30 to 40 part-time/seasonal employees.

The site will also employ security personnel who will be staged at the parking area, food/seating area, check-in, and throughout the walking trail and site.



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Circulation

Employee arrival and departures will occur before and after the hours of operation.

Guests will arrive in intervals based on the timed ticketing system. With the time ticketing system, no more than 45 people may start the attraction every 15 minutes. Most participants will carpool so it is estimated that there will be 15 cars every 15 minutes (average of 3 persons per car).

Cars driving to The Haunted Forest will be required to enter on the southern connection of HWY 49 and Pacific Street. The road at HWY 49 is long and will allow cars to exist smoothly onto Pacific Street. The distance from HWY 49 to the property is long enough to accommodate the traffic.

Due to the narrow width of the street, the cars will then need to exit onto HWY 49 at the northern connection from Pacific Street. This will create a one-way path of travel for cars associated with the Haunted Forest. Caltrans has reviewed the proposed circulation plan and has approved it with a right turn onto HWY 49 when exiting, thereby requiring vehicles to use the roundabout for safety.

Parking will occur on site both in the existing parking area and in the area surrounding the existing building. On-site attendants will assist cars with parking. No permanent structures, parking lines, paving, or similar items are proposed as a part of this project.

The following two figures show the circulation plan with HWY 49 and Pacific Street and on-site circulation.



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Figure 2: Circulation Plan





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Figure 3: On-site Circulation Plan



Staff has included Condition of Approval No. 1 which requires the operator to incorporate the following to ensure that the use will not significantly impact traffic on Pacific Street and the highway.

- The operator shall inform all patrons when ordering their ticket of the approved path of travel when driving to the site.
- Information on entering and exiting the site shall also be provided on the operators website.
- The entrance into the project site shall be marked with signage.
- An employee shall be stationed at the exit point of the site directing vehicles to the northern connection at HWY 49.



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- A "No Entry" sign shall be placed at the site's exit point.
- A sign notifying patrons of the entrance point from HWY 49 shall be placed on the City's right-of-way identifying the proper path of travel for vehicles. The sign shall be placed in this area 30 minutes prior to opening and removed following the last entrance of the day.
- A sign notifying patrons that they may only make a right turn out of Pacific Street onto HWY 49 shall be placed on the City's right-of-way 30 minutes prior to opening and removed following the last entrance of the day.
- An employee shall be located at the project entrance to direct vehicles into the site.
- If at any point during the Temporary Use Permit the City determines that additional measures are required in order to reduce traffic impacts, the operator shall immediately incorporate the measures into their operations.

Dust Control

The property has been used for industrial and mining uses for several years. A Phase 1 Environmental Assessment (ESA) was conducted to review the ground to determine if there is the potential for negative impacts to the public related to ground disturbance (walking, driving, etc.).

The Phase 1 ESA determined that the project would not result in negative impacts with implementation of the dust control measures identified in the ESA. These measures are included in the Applicant's written statement as well as in the project conditions of approval (COA No. 14).

Emergency Response Plan

The Applicants have prepared an Emergency Response Plan with help from the Amador County Fire Prevention Officer. The Fire Prevention Officer has reviewed and approved the emergency response plan (Attachment 10).

Liability

The City is not liable for the use in granting this permit. The operator is responsible for all liability. However, to protect the City, Condition of Approval No. 3 (a standard condition) requires indemnification of the City and Condition of Approval No. 4 (a standard condition for Temporary Use Permits) requires the operator to obtain insurance and name the City as an additional policy holder to further protect the City.



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Public Comment

Mailed notices to all property owners and occupants within 300 feet of the project site were notified earlier than the required ten (10) days to allow residents to reach out to the City to discuss the project or submit concerns. The City has received two comments from the public (Attachment 5) at the time of publishing.

Departmental Review

All relevant City departments (Public Works, Engineering, Fire, Police, Building) have reviewed the application. No objections were raised.

CONCLUSION

The proposed use is temporary. The use will provide revenue for the City as well as entertainment for residents and the surrounding area. The site is over 30 acres in size and well suited to host this event. Adequate parking will be provided. Conditions of approval have been included to reduce impacts to the surrounding area with respect to noise, trash, circulation, and safety.

Approval of The Haunted Forest is for a specific period of time (until November 1, 2025). Should the property owner wish to operate in the future, a new Temporary Use Permit will be required, and Staff would bring the permit to the Planning Commission for review again.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed project is exempt from the California Environmental Quality Act (CEQA) due to Section 15304, Class 4, Minor Alterations to Land. The Haunted Forest is temporary, includes no permanent structures or mass grading and conditions have been included in the project to ensure there are no permanent impacts. Subsection e exempts "minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc."

PLANNING COMMISSION OPTIONS

The Planning Commission has several options, which are listed below:

1. Adopt a Resolution approving a Temporary Use Permit, subject to the conditions included in the draft Resolution.



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2. Adopt the draft Resolutions with modifications to the conditions of approval or project by the Planning Commission.
3. Continue the public hearing to a certain date and direct staff and/or the applicant to return with additional information, revised plans, or alternative conditions the Commission believes are necessary to support the findings.
4. Deny the Temporary Use Permit.

Staff recommends option 1.

ATTACHMENTS

1. Planning Commission Resolution 2025-10 approving a Temporary Use Permit for The Haunted Forest.
2. Written Statement received July 17, 2025 and August 29, 2025.
3. Circulation Plan
4. Emergency Response Plan
5. Public Comments

PLANNING COMMISSION RESOLUTION NO. 2025-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLYMOUTH APPROVING A TEMPORARY USE PERMIT (PA 2025-12) TO ALLOW A TEMPORARY HALLOWEEN ATTRACTION ON A 30 ACRE PARCEL LOCATED AT 9424 PACIFIC STREET (APN 010-150-016)

WHEREAS, the Applicants, Sam and Sherean Maynard, have submitted a Temporary Use Permit application (PA 2025-12) requesting approval to operate the Haunted Forest, on a temporary basis, on an existing developed parcel located at 9424 Pacific Street; and

WHEREAS, the existing site was used for many years for industrial uses; and

WHEREAS, pursuant to Section 19.14.020, a Temporary Use Permit is required for any events which are temporary in nature and the proposed Halloween attraction will operate on limited days and for less than two months; and

WHEREAS, the Planning Director is charged with reviewing and deciding on Temporary Use Permits (section 19.14020(C)); and

WHEREAS, in accordance with Section 19.04.140(B) the Planning Director may transfer decision making authority to the Planning Commission if the Director determines there are unique circumstances which should be reviewed during a public hearing. In accordance with that Section, the Planning Director transferred the decision making authority on this project to the Planning Commission due to the unique nature of the request and because the project is located on land that is zoned Standard Residential; and

WHEREAS, on September 18, 2025, the Planning Commission held a duly noticed public hearing to consider PA 2025-12, at which time all interested persons were given an opportunity to appear and be heard on the matter; and

WHEREAS, the Planning Commission has reviewed the staff report and supporting documents, including the Applicant's project description, proposed floor plans, and analysis of potential impacts, and has determined that the project, as conditioned, will not be detrimental to the public health, safety, or welfare; and

WHEREAS, the Planning Commission finds the project exempt from the California Environmental Quality Act (CEQA) due to Section 15304, Class 4 (subsection e), Minor Alterations to Land, because the use is temporary and will have no permanent effects on the property; and

WHEREAS, the Planning Commission finds that all required Temporary Use Permit findings can be made in support of the project, including that the use is consistent with the General Plan, consistent with the zoning and development standards, suitable

for the site, compatible with the surrounding area, and not detrimental to the public health, safety, or welfare based on the following findings:

- A. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health safety, or general welfare of persons residing or working in the neighborhood of the proposed use because:
 - 1. The proposed use is temporary and will operate on select days through the end of October. No permanent improvements or structures are proposed as part of the project.
 - 2. Conditions of Approval have been included which regulate noise, clean-up of the site and surrounding area.
 - 3. The project includes an Emergency Response Plan which has been reviewed and approved by the Fire Prevention Officer, to ensure adequate preparedness in the event of an emergency.
 - 4. Caltrans has reviewed the proposed circulation plan.
 - 5. The use will require a one-way path of travel for entering and exiting the site on Pacific Street. Conditions of approval have been included to ensure this requirement is followed.
- B. The use, as described, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City because:
 - 1. The proposed Haunted Forest is located on a property that is currently developed and was used for many years as an industrial property.
 - 2. The use is temporary. Any future operation of this use on the site will require a new Temporary Use Permit prior to operation.
 - 3. No permanent structures or modifications to the surrounding roadway network are proposed.
- C. Approved measures for the removal of the use and site restoration have been required to ensure that no change to the site would limit the range of possible future land uses otherwise allowed by this Zoning Code because:
 - 1. Conditions of approval have been included requiring clean-up of the site and restoration.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Plymouth that it hereby approves Temporary Use Permit PA 2025-12, subject to the following conditions of approval.

**Conditions of Approval
PA 2025-12**

1. Approval. This approval is for a Temporary Use Permit for the Haunted Forest located at 9424 Pacific Street. This approval allows The Haunted Forest to operate Wednesday through Saturday from September through the end of October 2025. The use shall conform to the written statement and plans dated July 17 and August 29, 2025. No modifications shall be made except with written permission by the Planning Director.
2. Hours of Operation. Hours of operation for the Haunted Forest are Wednesdays and Thursdays from 9AM until 10 PM. Fridays and Saturdays from 9AM until Midnight with patrons limited to 30 patrons per time slot from 10 PM until Midnight.
3. Expiration. This Temporary Use Permit shall expire on November 1, 2025.
4. Indemnification. The Permittee/Property Owner shall defend, indemnify, and hold harmless the City of Plymouth, its officers, agents, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul this Conditional Use Permit approval, or related environmental review, provided that the City promptly notifies the Permittee of any such claim and fully cooperates in the defense of the City. The Permittee shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such legal challenge, but the Permittee shall have the right to choose counsel to defend such action (subject to City's approval of the counsel) at Permittee's expense. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the Permittee of its obligations under this condition. This indemnification shall survive the expiration or revocation of the permit.
5. Insurance. The operator shall hold insurance in the amount of one million dollars and shall name the City as an additional policy holder. Proof of insurance shall be submitted to the Planning Director prior to the opening of the attraction. The insurance shall cover the operator/property owner and the City until November 1, 2025.
6. Appeal of Commission Decision. The Planning Commission's decision shall become effective 10 days after the date of this Resolution unless an appeal is filed within that 10-day period to the City Council, in accordance with PMC Chapter [19.04.160 or applicable]. If an appeal is filed, this CUP shall not become effective until the appeal is resolved, and a final decision is made by the City Council.

7. Noise Control: The operator shall conduct the business in a manner that minimizes noise impacts to surrounding properties. The operator shall comply with the City of Plymouth's Noise regulations (e.g., Municipal Code and General Plan Noise Element standards). Specific noise-control requirements include:
 - a. Noise Limit. No amplified sound shall be audible 50 feet from the location of said sound from the hours of 9:00 PM until 8:00 AM. Noise shall be controlled at all other times of day so that noise does not extend beyond the property line.
 - b. Patrons. The operator shall strictly enforce noise after 9:00 PM. The operator shall employ personnel to ensure patrons do not loiter in the parking areas or the public right-of-way to ensure noise in the surrounding area is minimal.
 - c. Noise Complaints: In the event that verified noise complaints are received by the City, the Planning Director may require the Permittee to implement further noise mitigation, and/or may refer the permit back to the Planning Commission for possible amendment or revocation if noise issues are not resolved.
8. Public Peace and Order. The operator shall take all reasonable steps to ensure that patrons do not disturb the peace or create safety hazards in the vicinity. The Operator's staff shall routinely monitor the property and the surrounding neighborhood to prevent loitering, loud conduct, or other nuisance behavior. If issues arise with loitering or nuisance outside, the Operator shall work with the Plymouth Police (Amador County Sheriff) to resolve them, which may include hiring additional security personnel.
9. Trash and Waste Management. The Operator shall maintain the premises in a clean and sanitary condition. Sufficient trash and recycling receptacles shall be provided to serve the site, and the Operators shall engage the City's waste provider for trash pick-up. The Operator shall regularly check the property frontage and beyond and shall remove all waste from the public right-of-way.
10. Safety and Security. The Operator shall employ security personnel to ensure safety of patrons and vehicles. The Operator shall provide all measures noted in their written statement and shall follow the approved Emergency Response Plan. Additionally, the Operator shall train all employees on the Emergency Response Plan.
11. Circulation. Traffic (including employees and patrons) shall enter the site from the southern connection of HWY 49/Pacific Street and exit at the norther connection of HWY 49/Pacific Street. When leaving, all vehicles shall make a right turn only at HWY 49. In order to ensure safe circulation, the operators shall do all of the following:
 - The operator shall inform all patrons when ordering their ticket of the approved path of travel when driving to the site.

- Information on entering and exiting the site shall also be provided on the operators website.
- The entrance into the project site shall be marked with signage.
- A “No Entry” sign shall be placed at the site’s exit point.
- An employee shall be stationed at the exit point of the site directing vehicles to the northern connection at HWY 49.
- A sign notifying patrons of the entrance point from HWY 49 shall be placed on the City’s right-of-way identifying the proper path of travel for vehicles. The sign shall be placed in this area 30 minutes prior to opening and removed following the last entrance of the day.
- A sign notifying patrons that they may only make a right turn out of Pacific Street onto HWY 49 shall be placed on the City’s right-of-way 30 minutes prior to opening and removed following the last entrance of the day.
- An employee shall be located at the project entrance to direct vehicles into the site.
- If at any point during the Temporary Use Permit the City determines that additional measures are required in order to reduce traffic impacts, the operator shall immediately incorporate the measures into their operations.

12. Food Trucks. All food trucks shall have a City of Plymouth Business License and shall have a permit from the Amador County Health Department. The operators of The Haunted Forest shall ensure that any food truck or other vendor operating on the site has a copy of a valid Business License from the City.

13. Grading. If any grading activities are to be performed, a grading plan shall be prepared by a licensed engineer for review and approval by the City Engineer prior to any commencement of grading activities. The grading plan shall show all grading activities and compliance with the Dust Control condition of approval (below).

14. Dust Control Plan. The Applicant shall employ the following measures during this Temporary Use Permit period:

- a. Limit speeds to 5 mph on all dirt and gravel roads. The operator shall install signage on all dirt roads and in the parking lot advising the public that the speed limit is 5 mph. The operator shall also employ a security person or other employee to monitor speed in these areas.
- b. Gravel shall be installed on all high traffic areas (to the satisfaction of the City Engineer).
- c. The operator shall water all roads and trails and other areas that may come in contact prior to and during the event to limit dust.
- d. The exit area/exit onto the public right-of-way shall be regularly swept and cleaned of all dirt, dust, gravel and debris.

15. Site Clean-up. After the expiration of the Temporary Use Permit, the site and surrounding public-right-of-way shall be cleaned of all materials, signs, cones, flags, sets, trash, and all other materials associated with the use and the area shall be returned to its normal state.

16. Accessory Structures or Storage Units. Any storage units or accessory structures designed to hold goods or materials shall require approval of a separate permit from the Planning and/or Building Department.

17. ADA. The site shall provide accessibility as required by the American with Disabilities Act. The operator shall prepare a plan showing ADA accessibility for the Building Official for review and approval prior to operations. If necessary, the operator shall also apply for a building permit.

18. Future Operations. Any temporary use or other permanent use beyond this approval will require prior approval by the City. Should the applicant wish to operate The Haunted Forest in 2026, the operator shall apply for a new Temporary Use Permit no later than April 2026.

PASSED AND ADOPTED by the Planning Commission of the City of Plymouth on this 18th day of September 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Michael Sullivan, Chairman

ATTEST:

Dana Knight, Planning Clerk

Sam & Sherean Maynard
Haunted Forest, LLC



July 10, 2025

Erica Fraser
City of Plymouth Planning Department
9426 Main Street, Plymouth, CA 95669

Subject: Conditional Use Permit Application – Seasonal Fall Festive Event at 9424 Pacific Street

Dear Erica,

Thank you again for meeting with us earlier this year and for your thoughtful guidance as we prepared this application. We're pleased to formally submit our Conditional Use Permit request for a seasonal fall attraction to be held on our newly acquired property at 9424 Pacific Street, formerly part of the historic Plymouth Consolidated (Empire) Mine.

Our family has successfully operated The Haunted Forest, LLC for eight nonconsecutive seasons in Winters and Dixon, and we're excited to bring this festive tradition to Plymouth. Our goal is to offer a high-quality, family-friendly experience that celebrates the fall season, draws positive attention to the city, and provides a meaningful economic boost to local businesses.

The application includes a detailed project narrative, site map, and operational plan outlining the scope of the event, including trail design, food service, staffing, public safety measures, and two proposed traffic flow options. Also included is the completed Phase I Environmental Site Assessment, which concludes there are no recognized environmental concerns and that "no further investigation is warranted." (pg. 8/498)

We're confident this project can become a seasonal highlight for the Plymouth community and look forward to collaborating with the City to ensure all standards and requirements are met. If helpful, we'd be glad to meet in person with you or members of the Planning Commission to answer questions or provide additional context.

Please don't hesitate to reach out if any questions arise during your review.

Warm regards,



Sam & Sherean Maynard
Haunted Forest, LLC



Conditional Use Permit Application

**Seasonal Fall Festive Attraction
Empire Mine Property
9424 Pacific Street, Plymouth, CA 95669**

About Us

We are a small, family-owned business that has successfully operated The Haunted Forest, LLC, a seasonal Halloween attraction, for eight nonconsecutive seasons. Originally based in Winters, California, we recently acquired the historic Plymouth Consolidated (Empire) Mine property, allowing us to relocate our event to this exciting and scenic location permanently.

Our vision is to continue delivering an unforgettable, high-quality Halloween experience that offers exceptional value to our guests and serves as a source of pride and benefit to the City of Plymouth. In our previous locations, the Haunted Forest became a seasonal highlight for the entire community. Local wineries and restaurants consistently reported October as their highest-revenue month of the year, directly attributing the increase in business to the guests attending our event.

We are excited to bring that same positive impact to Plymouth—boosting local tourism, supporting small businesses, and providing the community with a fun and unique attraction they can enjoy year after year.

Project Overview

We propose to host an annual Seasonal Halloween Attraction on the property during October, offering a unique and festive experience for the community. The event features two distinct components:

1. **Haunted Trail Walk**

A thrilling 30- to 40-minute guided walk through a specially designed trail with various immersive sets and scenes that create a spooky yet family-friendly atmosphere. The trail is designed to delight guests while maintaining a safe and respectful environment.

2. **Enchanted Trail Walk (for Children and Parents)**

Using the same trail as the Haunted Walk, the Enchanted Trail takes place during daylight hours in the late afternoon and early evening. This experience is not scary but instead fairy-tale themed, fun, festive, and designed to be enjoyed by guests of all ages. It offers a magical, light-hearted atmosphere perfect for families with young children or anyone seeking a non-scary fall celebration.

Operational Details

- **Event Duration:** Annually, from the last week of September through November 2nd.
 - **Hours of Operation:**
 - **Evenings (Haunted Trail):** 7 PM – Midnight.
 - **Enchanted Trail (Daytime Activities):** 9 AM – 7 PM.
 - **Closed Days:** Typically closed Sunday, Monday, and Tuesday.
 - **Ticketing:** Guests purchase tickets in advance and are assigned a specific time slot, ensuring a steady flow of arrivals, minimizing crowding, and enhancing the overall experience. Ticketing and check-in are managed at the on-site ticket station.
-

Food, Seating & Restroom Facilities

To enhance the guest experience and provide essential amenities, the event will include the following:

- **Food Trucks:** Two to three food trucks will be on-site, offering a variety of food, drinks, and treats for guests to enjoy throughout the event.
 - **Seating Area:** The existing Woodman Truss shade structure will serve as a designated eating area, outfitted with picnic tables and informal seating.
 - **Restrooms:** The existing restroom facility on-site will be available for public use. Additional portable restrooms will be brought in as needed.
 - **Site Map Reference:** The attached site map shows the planned locations for food trucks, seating, and restroom facilities.
-

Site Map

This application includes a detailed site map outlining the entire property boundaries and highlighting the primary location of the seasonal event. Key features include:

- **Entrance and Traffic Flow:**
Two traffic flow options are proposed:

Preferred Plan (Option A):

Guests will enter and exit the property from the north side, using the existing gated entrance located near the roundabout on Highway 49, just south of the PG&E facility. This road already exists and is located entirely on our private land. Minor improvements will be made to the gate and bollards before the event's commencement.

Guests will park along the existing private road (see site map) and then enjoy a tractor-pulled hayride to the main public event area, located near the Woodman Truss Building on Pacific Street.

This plan reduces traffic along Pacific Street, separates guest parking from pedestrian areas, and minimizes the visibility of vehicle headlights in the festive zone.

Alternative Plan (Option B):

Guests will enter from Pacific Street and park near the Woodman Truss Building area. This portion of the property has ample space to accommodate event parking as needed.

Parking Management:

In both scenarios, trained parking attendants will be on-site to direct traffic and manage vehicle flow.

- **Facilities Utilization:**
 - **Woodman Truss Plant Parking Lot & Grounds:** Used for guest gathering, food trucks, seating, and event staging.
 - **Restrooms:** Existing facilities will be used. Portable restrooms will be added as needed.
 - **Emergency Access:** The site map identifies clear access routes for emergency vehicles to ensure efficient response in case of an incident.
-

Employees & Security

The Haunted Forest typically requires **30 to 40 part-time seasonal staff members per night**. These team members fill a variety of roles, including:

- Themed actors and actresses
- Parking attendants
- Ticketing staff
- Maintenance personnel
- Security and crowd control
- Managers and supervisors

The business is co-owned and actively operated by **Sam and Sherean Maynard**, along with their four adult children and their spouses, who make up the senior leadership and operations team. This family-led structure provides consistency, accountability, and a high standard of quality and safety in every aspect of the event.

Most staff are hired locally from the community and receive hands-on training from senior team members. Training encompasses both specific role duties and emergency preparedness protocols to ensure a safe experience for both guests and staff.

Security Personnel are stationed at key locations throughout the event, including:

- Guest parking areas
- Ticketing and check-in
- Food and seating zones

- Inside the walking trail and around public gathering spaces
-

Set Design & Scene Description

All sets and scenes used in the Haunted Forest trail are **temporary** and do not involve any permanent structures.

Guests will experience a variety of creative and immersive scenes during the 30- to 40-minute walk. These sets are constructed using **lightweight, movable materials** such as fabric, wood, and themed props. Each scene is thoughtfully placed along the trail to create atmosphere while maintaining guest safety and ease of movement.

Examples of typical scenes guests may encounter include:

- Army tents arranged to form a haunted encampment
- Old wooden fencing used to guide guests and shape environments
- A cemetery scene featuring artificial headstones and decorative elements
- Spider webs, lighting effects, and visual props for ambiance
- A maze created with repurposed doors and hay bales
- A swamp scene built around a greenhouse frame with spider webs and burlap
- A miner's camp using vintage-style Boy Scout tents

All elements are designed to be temporary, modular, and consistent with the overall character of a seasonal, outdoor event.

Environmental Site Assessment

A **Phase I Environmental Site Assessment (ESA)** was conducted for the property and is included with the electronic submittal of this application. The complete report exceeds 400 pages, with the Executive Summary (comprising the **first 20 pages**) providing a clear and concise overview of the findings.

A qualified geologist conducted the assessment in accordance with ASTM standards. Based on the site visit, historical records review, and environmental database research, the report **did not identify any recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or historic recognized environmental conditions (HRECs)** associated with the property.

The final conclusion of the report states:

“No Further Investigation is Warranted.”

(End of Document)

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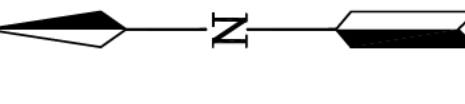
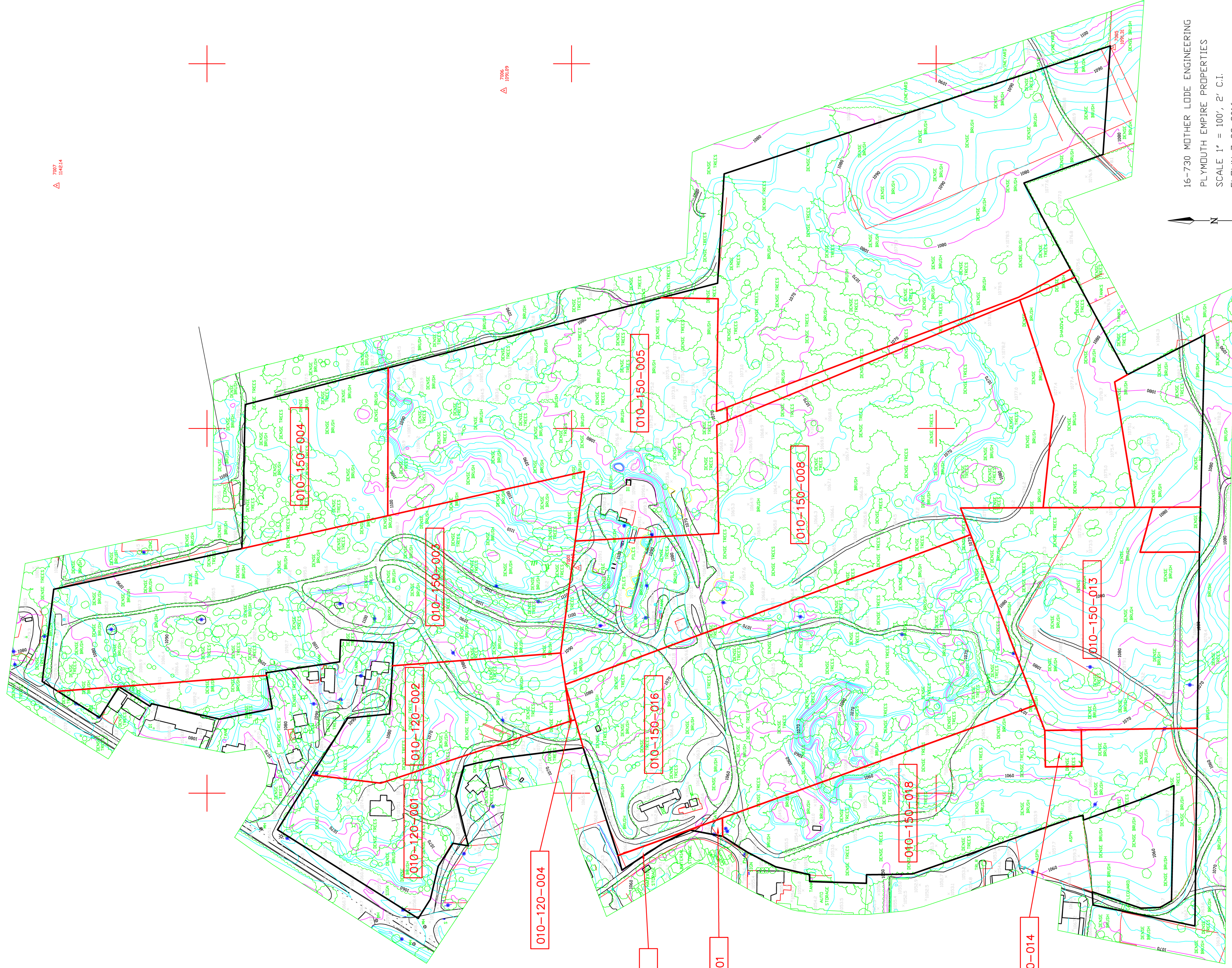
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16-730 MOTHER LODE ENGINEERING
PLYMOUTH EMPIRE PROPERTIES
SCALE 1" = 100', 2' C.I.
FLOWN 7-28-2016
BY: AMERICAN AERIAL MAPPING, INC.

Response to Notice of Incompleteness

Haunted Forest – Conditional Use Permit (PA 2025-12)

Prepared by: Haunted Forest, LLC (Sherean & Sam Maynard)

Date: August 26, 2025

1. Written Statement – Traffic Information

A revised traffic operations narrative is included in this submittal. It addresses the following:

- **Ticket Times & Quantities:**
 - Haunted Forest: Tickets are sold in timed entry slots every 15 minutes from 7:00 PM to 11:00 PM, with approximately 45 guests per time slot.
 - Enchanted Forest: Similar timed-entry system during daylight hours.
- **Employee Arrival/Departure:** Staff arrive approximately 60 minutes before opening and depart 30 minutes after the final guests exit. Setup, parking, ticketing, and food service roles arrive earlier than actors.
- **Arrival Pattern for Guests:** Guests typically arrive 15–30 minutes before their scheduled entry time, resulting in a smooth, distributed traffic flow.
- **Directional Signage:** No directional signage will be placed in the public right of way. All signage will remain on private property.
- **Flaggers and Parking Staff:** Trained parking attendants will manage vehicle flow at entrances, parking areas, and guest drop-off points.
- **Backup Prevention Measures:** Timed entry tickets, internal queuing, and on-site parking management will prevent vehicle backups onto public streets.

2. Hay Ride

The hayride will be pulled by a standard agricultural tractor using a flatbed trailer with hay bale seating. No animals are involved. The ride will operate exclusively on private property along a designated loop. No animals will be housed or used on-site.

3. Full Site Plan

A revised full-site plan is provided with this submittal and includes:

- Parcel boundaries clearly identified
- Entrance and exit locations
- Locations of food trucks and waiting area.
- Parking layout with stall count

The plan is based on a satellite image with overlaid annotations for clarity.

4. Dust Control Plan

The Haunted Forest event will operate seasonally and on a limited schedule during the fall months. Although major grading is not proposed, we are committed to minimizing dust generation from vehicle and foot traffic, as well as general event activity. The following measures will be implemented throughout the event duration to ensure effective dust control, consistent with recommendations in the Phase I Environmental Site Assessment:

- **Speed Reduction on Unpaved Surfaces:** All vehicles traveling on unpaved roads or parking areas will be limited to a maximum of 5 mph. Speed limit signage will be posted, and parking attendants will monitor compliance during operating hours.
- **Water Application:** Prior to event days—and as needed during operation—dust-prone areas will be sprayed with water using either a portable water tank or hose-fed system.
- **Gravel Surfacing in Key Zones:** Gravel will be placed on frequently used unpaved surfaces to reduce dust emissions.
- **Monitoring and Response:** Staff will observe dust-prone areas during high-traffic times. Additional watering or rerouting will occur as needed.
- **Low-Traffic Event Schedule:** The limited duration and seasonal timing reduce the risk of significant dust generation.

Implementation Oversight: Sam and Sherean Maynard will oversee implementation. A dedicated dust control staff member will be assigned during each event.

5. Emergency Response Plan

The Haunted Forest event includes a comprehensive evacuation procedure to ensure guest and staff safety.

Evacuation Strategy:

- **Designated Emergency Exits:** Clearly marked exits throughout the trail lead to safe outdoor gathering zones.

- **Staff Roles and Training:** All staff receive training on evacuation roles, including guest communication and zone leadership.
- **Public Address & Communication:** A PA system and radio network are used to coordinate and announce evacuations.
- **Assembly Zones:** Identified near parking and the main gathering area, away from active scenes.
- **Fire Access Routes:** Maintained for emergency vehicle access.

Evacuation Triggers include fire, severe weather, injury, or other threats. Leads are authorized to initiate evacuation.

Coordination with Emergency Services:

- Fire and Police walkthrough scheduled before opening weekend.
- Fire lanes and exits shown on evacuation map.
- Fire inspection will be completed prior to opening.

Map Reference: See attached Evacuation Map.

6. Written Response to Comments

This document serves as our formal response to each item in the Notice of Incompleteness, fulfilling the City's submittal requirements.

7. Plan Sets

This resubmittal includes one (1) electronic PDF and three (3) hardcopies of the full revised plan set and supporting documentation.

Additional Notes on City Comments

Access – Caltrans Comments

We are actively working with Caltrans regarding their request for a Transportation Impact Study (TIS). We will coordinate with the City as this progresses and update the site plan if access changes are required.

Grading

No grading is currently planned. If grading is necessary, we will submit a plan in compliance with City engineering and dust control requirements.

Fire & ADA Access

We understand additional comments may be issued upon final site review. We are prepared to comply with all applicable fire and accessibility standards.

Fire Inspection

We agree to schedule and complete a Fire Inspection prior to public opening of the event.

SITE PLAN
HAUNTED FOREST, OCT. 2025
9424 PACIFIC STREET



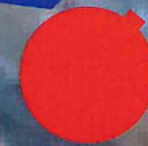
PARKING CIRCULATION MAP
HAUNTED FOREST, OCT. 2025
9424 PACIFIC STREET

PARKING AREA #1
110 VEHICLES
(350 SF/CAR)

WAITING AREA

PARKING
AREA #2
42 VEHICLES

PARKING AREA #3
24 VEHICLES





Imagery ©2025 Airbus, Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 200 ft



EMERGENCY RESPONSE MAP HAUNTED FOREST, OCT. 2025 9424 PACIFIC STREET

From: [Elizabeth Chapin-Pinotti](#)
To: [Erica Fraser](#)
Subject: Proposed Haunted California 22 Day Event on Pacific Street
Date: Sunday, September 7, 2025 7:41:19 AM

Warning: Unusual sender [REDACTED]

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hello,

We are residents and business owners in Plymouth, and we are writing as the owners of property directly adjacent to the site of the proposed Haunted Forest attraction on Pacific Street in an area zoned standard residential – urging you to deny the use permit.

My family operates a legally permitted vacation rental where we deliberately cap occupancy to preserve the quiet, restorative environment our guests seek. People come to our vacation rental to relax, enjoy peace, and experience the safe, rural character of our community. The proposed haunted forest threatens all of this and poses extreme risks to public safety and to our neighborhood.

Most importantly, residents of Plymouth will be subjected to 21 evenings and nights of nonstop noise, traffic, and general nuisance from an event that is often banned or shut down in towns and cities across the country. This is not a one-night event we are being asked to endure, but a marathon—an entire month where the solitude of small-town living is taken away. **We do not live in Plymouth to be subjected to the aforementioned traffic, noise, or nuisance that accompanies such events.**

Crime and Public Safety Concerns: Seasonal haunted attractions are high-risk entertainment. Research shows that violent crime is approximately 50% higher surrounding such venues than for other events, and property crime claims are 17–24%. Communities across the country have seen assaults, vandalism, and even shootings linked to haunted attractions. Statistics according to Travelers Insurance. Resources cited below. This type of venue is often shut down due to disturbance.

For a town of about 1,000 residents, with very limited police and fire resources, these risks are magnified. The haunted forest plans to admit groups every 20 minutes from 6:00 p.m. until 10 p.m.—a steady, nonstop flow of vehicles and visitors into a location accessed only by a narrow, potholed road. This will create congestion, block emergency access, and generate safety hazards for pedestrians, neighbors, and first responders. The road is barely passible by two cars where there is no traffic. The Haunted Forest would generate a constant stream of traffic along a dangerously narrow and deteriorated road from 5 p.m. until well after 10 p.m., creating safety hazards, disrupting the peace, and wreaking havoc on our small neighborhood.

Extreme Fire Hazard: The organizers have advertised plans to light the forest with candles—despite this being fire season in California. This is an extreme and unacceptable fire risk. One candle tipped into dry brush could ignite a catastrophic wildfire, endangering lives and property. This puts our entire town at risk. Additionally, God forbid someone lights a cigarette—which is not outside the realm of possibility. One of my greatest fears is fire, and it is not inconceivable—in fact, it has been proven time and again—that a tiny accident can lead to catastrophic results: the Palisades Fire, the Butte Fire, the Candor Fire—the list goes on.

Noise, Dust, and Ordinance Violations: The proposed event is scheduled to continue

until 10 p.m., in direct violation of our city's noise ordinance, which begins at 9:00 p.m. This means our neighborhood and our Airbnb guests will be subjected to loud disturbances every 20 minutes late into the night.

Equally troubling, the designated parking lot is dirt and gravel, located in the middle of a residential neighborhood. The steady arrival and departure of cars will generate significant dust, headlights shining into windows, and noise from engines and voices. This will drastically reduce the quality of life for us, our neighbors and for the paying guests who come here specifically for a peaceful retreat.

Community Impact and Reputation: Our small town is known for its quiet, safe environment. Introducing a haunted forest with fire hazards, traffic bottlenecks, dust, noise, and late-night disturbances undermines our community's reputation and livability. If even one serious incident occurs—as national trends strongly suggest is likely—the long-term damage will far outweigh any short-term entertainment value.

Request to the Commission: Given these clear and serious dangers, **we** respectfully request that the Planning Commission deny the proposal for the haunted forest attraction. At minimum, no event involving open flames in a forest, continuous late-night traffic on unsafe roads, dirt and gravel parking next to residences, or operation past the 9:00 p.m. noise ordinance should be approved under any circumstances. **Again, this is a residential neighborhood being asked to endure over 20 days of significant disruption.**

Our community does not have the infrastructure or resources to absorb the risks posed by this attraction. Please protect the safety of our residents, the well-being of our visitors, and the character of our town by rejecting this proposal.

Comparable 'haunted forest' and outdoor haunt operations in other towns have faced sustained neighbor complaints—specifically noise, lights, traffic, and safety—that prompted zoning boards to deny/withdraw permits. In addition, approving this event would expose the City of Plymouth to significant liability. Haunted forest operations across the country have been the subject of lawsuits stemming from accidents, injuries, and code violations. If even one visitor or neighbor were harmed due to traffic congestion, fire hazards, or unsafe conditions, the City could be named in costly litigation for permitting the event. Our town is already limited in financial and legal resources, and we cannot afford to take on new risks or the burden of defending lawsuits that could have been prevented. The Planning Commission has a duty to safeguard the City from avoidable liability, and allowing this event would do the opposite.

We understand and support businesses in our town—indeed, we welcome them; however, not ones that do not put the safety and serenity of our town and its residents first and not ones such as this that are situated in a quiet residentially zoned neighborhood.

Thank you for your time and your commitment to safeguarding our community.

Sincerely,
Steve and Elizabeth Pinotti

CC under separate email: Planning Commissioners, City Planner, City Council, City Manager.

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From: [Theresa Chapin](#)
To: WCranford@cityofplymouth.org; [Don Nunn](#); [Holger Hornisch](#); [Deborah Dill](#); [Wendy Bottomley](#); [Victoria McHenry](#); msullivan@cityofplymouth.org; [Erica Fraser](#); wklaproth@cityofplymouth.org
Subject: Opposition to Proposed Haunted Forest
Date: Thursday, September 11, 2025 11:44:44 AM

Warning: Unusual sender [REDACTED]

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

I am writing about the proposed Haunted Forest that wants to operate a full-scale amusement in a residential neighborhood on residentially zoned property for over 20 days beginning in late September.

First, it is ill planned and ill conceived. To rush a request and then have a public hearing less than a week from its scheduled opening is outrageous.

Second, to have 100s if not 1000s of cars run down the very narrow Pacific Street daily is insane. Pacific Street is narrow and is patched together. It has a blind turn steps before the proposed parking lot driveway and barely room for two cars to pass. Actually, in some places there isn't room for two cars to pass. To ask residents to bare this burden is horrible.

Groups of people every 20 minutes from 6 pm to 10 pm means an endless stream of car lights, noise and the potential for other disturbances like the crime brought by such attractions.

Is it ADA accessible? Because if it is not, the liability is on you. Privately run outdoor amusement businesses in California must be handicap accessible under the Americans with Disabilities Act (ADA) and when they are a public accommodation, serve the general public, or have 15 or more employees. Plus, alterations to land must comply with the 2010 ADA standards. Not only will the proposed haunted mansion trails not be handicap accessible, it is unlikely that the bathrooms are ADA. It is also unlikely that they are permitted. Was a permit pulled before construction?

On that note, was a grading permit pulled for the work they are doing on their proposed parking area.

If the city of Plymouth wants to take on the liability of such an attraction, more planning should go into it. The old Emerson property is large. Cars can enter from the highway where there are no house, and citizens will be less impacted. And hordes of people would be less likely to be running around residential neighborhoods.

This doesn't address the crime such nuisances bring, but it solves one problem.

Also, Plymouth should know that if this permit is approved the city is liable in the event of any injury, fire, or other liability, something we just can't afford.

Please do not allow this burden to be put on the residents of Plymouth. That property is designated as residential for a reason. The city is under new leadership. I hope this time it acts to benefit the

residents who live within its boundaries.

Thank you

Erica Fraser

From: STEVEN PINOTTI [REDACTED]
Sent: Sunday, September 14, 2025 10:29 AM
To: wcranford@cityofplymouth.org; dnunn@cityofplymouth.org;
hhornisch@cityofplymouth.org; DDill@cityofplymouth.org;
WBottomley@cityofplymouth.org; vmchenry@cityofplymouth.org; Erica Fraser;
mikkelsen@cityofplymouth.org; msullivan@cityofplymouth.org;
CBegbie@cityofplymouth.org
Subject: Opposition to Proposed Haunted Haunted Forest Attraction on Residentially Zoned Land

Warning: Unusual sender [REDACTED]

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

My wife wrote about the safety and logistical hazards of the proposed Haunted Forest attraction. I am writing from a personal point of view. Specifically, choosing to allow the Haunted Forest to operate on **residentially zoned land**—land that was **purchased as residentially zoned**—is choosing that business over an established business that is allowable in a residential area: **our vacation rental**. This business contributes to our community in many, including by paying **TOT taxes** to the city.

We purchased our **historic property in 2014 (the old Begovich Boarding House property)** because it was surrounded by residential property and under the city's promise that residential zoning was highly valued and would not change. We were told to expect homes here, not a large-scale amusement attraction.

We bought the **Begovich Boarding House** property as **two tear-downs** and worked with the city to **lovingly restore** them. They are a rich part of Plymouth's mining history, and we did not want to see more of our town's history lost. They are currently **eligible for inclusion on the list of historic state landmarks**, and we are in the process of registering them on the **National Registry**—not an easy process.

Now, on the adjacent property, a **large-scale attraction** is being rushed through. The new homeowners purchased the **Emerson** residential property with the intention of **not** using it as it is zoned and then **waited until the 11th hour** to ask permission to open a large-scale attraction—**blindsiding** everyone. Indeed, the proposed **Haunted Forest** start date is **before the approval process can be completed**. If this project is approved for the commission to recommend to the City Council, **we will appeal**, and **by law we are allowed our appellate process before the Haunted Mansion can open**. Approval should have been sought when solutions could have been discussed. Actually, one shouldn't buy property zoned one way with the specific intent to use it another. To bring 1000s of cars down a narrow road that is in poor shape is unconscionable.

What's proposed has already cost us. Since we began vacation renting in **2014**, we've had **zero complaints** and have **5 stars—five**, not **4.98**, but **five on this property**. Our first complaint came during the fair this year. The **new owner of the property in question** allowed the fair to use his property as **overflow parking**. The **car lights** from the parking lot shine directly into **all three bedrooms** of our house. Our guests complained to us and Airbnb, and we **lost well over \$1,500**. We didn't say anything because we support the fair and the owners were just trying to be nice—we get

this. Then, **last weekend**, we were forced to **refund another \$500 because tractor work began in the early morning hours**. When we must refund customers, we not only lose what they paid, but we also absorb the **water and utilities costs of resources those guests used**—and we all know how expensive electricity and water are these days.

Asking our guests—and our neighborhood—to endure this **over 21 days of nuisance from 6:00 p.m. to after 10:00 p.m.** is not reasonable. Add the **road traffic** and the **people noise**, and it becomes untenable.

October is our busiest month, and this October is slated to be our **busiest month ever** due to significant advertising and extras we have put into our rentals. If the Haunted Forest is allowed to open, we must notify every guest that we **cannot deliver the “quiet stay” we advertise**. It is highly likely that we will be forced to **issue over \$7,000 in refunds**—again, on target to be our best month ever. This is significant growth for us, in a time when all business are struggling, this is an untenable ask of us.

There are **safety concerns**, too. **Pacific Street is narrow**—in places, **two cars can’t even pass**—and it’s in **rough shape**. More traffic will make a bad situation worse, **not to mention the crime, fire hazard, and riffraff this type of event brings**.

I also want to address **intent and zoning**. The **new owners purchased this property already zoned residential**, with the intention of operating a **large-scale amusement**. That purpose is **not residential**. By contrast, we **purchased two historic homes—both tear-downs—and invested to restore them**, keeping as much **period detail** as possible in a town where **historic buildings are being lost**. We followed the zoning and built our livelihood around it.

Choosing to grant the request to operate the Haunted Forest would be **choosing a business that wants to operate in an area not zoned for it** over an **established residential business** that has complied with the rules, **preserved historic assets**, and relied on the city’s word. We bought in a residential zone because we trusted the city’s commitment. **Please honor that commitment**. Protect our neighborhood, our safety, and our livelihoods. **Keep this area residential** and do not approve a large-scale amusement use here.

Potential solution: While not ideal—because the **safety, fire crime, and security** concerns of the Haunted Forest still exist—**residential disruption can be minimized** and **Pacific Street**, which is **narrow** and **barely in the condition to withstand normal wear and tear**, can be protected **if the Haunted Mansion moves its parking lot to the property entrance near the substation**. There, it will not impact houses or a tiny road not meant for extreme traffic.

Thank you for your time.

8.1



PLANNING COMMISSION AGENDA ITEM NO. 8.1

9/18/2025

SUBJECT: Objective Design Standards

DEPARTMENT: Planning Department

STAFF: Erica Fraser, AICP, Planning Director

TITLE

Review of modifications to existing requirements related to the Objective Design Standards for the City of Plymouth.

BACKGROUND

During the review of a prior project, the Planning Commission requested that Staff bring back a discussion of the permitted and conditionally permitted uses within the downtown.

Properties in the downtown are zoned VC (Village Commercial). There are a number of permitted and conditionally permitted uses within this zoning district.

Permitted uses are uses permitted by right and only a Business License is required to operate the use. These uses are uses that the City does not believe will cause significant impacts on the surrounding area.

Administrative Use Permits (AUP) require review by the Planning Director and the Director provides a notice to all properties within 300 feet of the property if approved. These uses are considered to be uses which are minor in nature and unlikely to cause significant impacts, but which the City has determined warrants review to ensure they will not impact the adjacent properties.

Conditionally permitted uses (CUP) are uses which require review by the Planning Commission during a public hearing. These uses are considered to have the potential for impacts and therefore by reviewing the use during a public hearing, the public has a chance to comment, and the Planning Commission can impose conditions which seek to reduce negative impacts. Both the AUP and CUP also allow the City to review the proposal, ensure there is adequate parking, and work with the applicant prior to the hearing to reduce potential impacts.



PLANNING COMMISSION AGENDA ITEM NO. 8.1

9/18/2025

Chapter 19.14 outlines the process and review for all use permits within the City.

DISCUSSION

Staff is requesting feedback on the current and proposed modifications to the use list for commercial property (Section 19.60.030 of the Zoning Ordinance). Staff has made some minor recommendations for changes, but the purpose of this Study Session is to hear from the Planning Commission and the public on what uses should be permitted, not permitted and conditionally permitted.

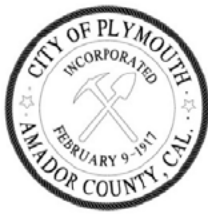
While the Planning Commission indicated that they would like to review uses for the downtown, Staff has included all the commercial zoning districts in this discussion so that any changes are considered citywide.

A description of each commercial zoning district can be found in Section 19.60.020 of the Zoning Ordinance. Chapter 19.98, Glossary, contains definitions for most of the uses listed.

Staff's recommended changes are shown below. New text is shown in bold font and underlined. Deleted text is shown in red font with strikethrough. The yellow cells are uses which currently do not have a definition in the glossary and staff will create a definition as part of this undertaking.

Table 19.60.030-1 Use Matrix for Commercial and Industrial Zoning Districts

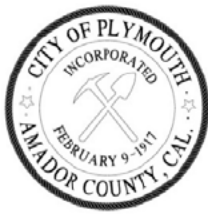
	VC	SC	HC/C	I/BP
Animal Hospital/Boarding	N	AUP	P	P
Auctions/Auction House	P	P	P	P
Auto Repair & Service, <u>Minor and Major</u> No Gas	NP <u>CUP</u>	AUP	<u>CUP</u> P	P
Auto Sales & Rentals	N	AUP	AUP	P
Auto Storage Yard/Towing	N	N	CUP	P
Bar/Cocktail Lounge	CUP	CUP	CUP	CUP
Banquet Hall/Lodge/Club	P	P	P	P
Beer or Wine Tasting (Accessory)	P	P	P	P
Brewery/Distillery/Winery	AUP	AUP	AUP	AUP
Building/Garden Materials Yard	N	AUP	AUP	P
Car Wash	N	AUP	AUP	P
Convenience <u>Market</u> Store	P	P	P	P



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	VC	SC	HC/C	I/BP
Dry Cleaners/Laundry	CUP	CUP	CUP	P
Emergency Shelter	N	P	P	P
Equipment Rental Yard	N	AUP	P	AUP
Farmers' Market	P	AUP	AUP	AUP
Gasoline & Propane Sales	N	AUP	AUP	AUP
Hospital— Health Care	AUP	AUP	P	P
Hotel/Motel	AUP	P AUP	P CUP	AUP
Liquor Store	N	CUP	CUP	CUP
Medical or Nonmedical Marijuana Dispensaries	N	N	N	N
Medical or Nonmedical Marijuana Cultivation—Outdoor	N	N	N	N
Medical or Nonmedical Marijuana Cultivation—6 Plants Within Residence or Accessory Structure	Per Ch. <u>19.94</u>	Per Ch. <u>19.94</u>	Per Ch. <u>19.94</u>	Per Ch. <u>19.94</u>
Commercial Marijuana Uses	N	N	N	N
Night Club (Live Music) <u>Live Entertainment</u>	CUP	CUP	CUP	CUP
Office—All Professional Services	P	P	P	P
Outdoor Gathering—Events	TUP ¹	TUP ¹	TUP ¹	TUP ¹
Outdoor Storage Facility	N	N	CUP	CUP
<u>Personal Services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>
Private Schools	<u>CUP</u> P	<u>CUP</u> P	<u>CUP</u> P	<u>CUP</u> P
Theaters	AUP	AUP	AUP	N
Restaurant, No Alcohol	P	P	P	AUP
Restaurant, with Drive-Through	N	AUP	AUP	AUP
Restaurant, with Bar	CUP	CUP	CUP	CUP
<u>Restaurant, Outdoor Dining</u>	<u>AUP</u>	<u>AUP</u>	<u>AUP</u>	<u>AUP</u>
Retail, General Personal Goods	P	P	P	CUP
Retail—More Than 5,000 sq ft	CUP	AUP	P	CUP
Retail (Accessory)	P	P	P	P



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	VC	SC	HC/C	I/BP
<u>Religious Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Winery Tasting Room	AUP	AUP	AUP	AUP
Manufacturing, Resource Processing, Utility				
Ambulance Service	AUP	AUP	AUP	AUP
Assembly—Small Shop	<u>NP</u> P	P	P	P
Asphalt/Concrete/Batch Plant	N	N	N	CUP
Emergency Response (Fire, Police)	<u>P</u> AUP	<u>P</u> AUP	<u>P</u> AUP	<u>P</u> AUP
Manufacturing/Assembly	N	N	CUP	AUP
Mining/Quarry/Extraction	N	N	N	CUP
Mortuary/Funeral Parlor	N	AUP	AUP	P
Parking Lot	CUP	CUP	AUP	P
Recreational Vehicle Storage Facility	N	N	CUP	P
Recycling Collection Area	AUP	AUP	AUP	CUP
Truck Parking/Storage	N	N	CUP	CUP
Transfer Facility—Waste	N	N	CUP	CUP
Vehicle Dismantling/Salvage Yard	N	N	N	CUP
Warehouse/Self Storage	N	CUP	CUP	CUP
Wholesale Distribution Center	N	N	CUP	CUP
Wind Energy Conversion	N	N	N	CUP
Residential Uses				
Convalescent Home Facility	N	P	AUP	N
Dwellings, Single-Family	CUP	CUP	CUP	CUP
Dwellings, Multifamily	CUP	CUP	CUP	CUP
Dwellings, Above Commercial	AUP	AUP	AUP	N
Employee Housing	CUP	CUP	CUP	CUP
Live-Work	<u>AUP</u>	<u>AUP</u>	<u>NP</u>	<u>NP</u>
Supportive Housing	CUP	CUP	CUP	CUP
Transitional Housing	CUP	CUP	CUP	CUP



PLANNING COMMISSION AGENDA ITEM NO. 8.1

9/18/2025

PLANNING COMMISSION MEETING PURPOSE

The purpose of tonight's meeting is to discuss and give staff direction on any changes or additions the Planning Commission would like made to the Use Matrix for commercial properties.

NEXT STEPS

Following tonight's meeting, Staff will bring the revised use matrix to the Planning Commission for review during a study session along with proposed amendments to Chapter 19.18, Zoning Clearance and Design Review. Together, these amendments are aimed at providing clear requirements for permits and to allow additional uses within the City to support the community.

ATTACHMENTS

None