

AGENDA

CITY OF PLYMOUTH

PLANNING COMMISSION

REGULAR MEETING

THURSDAY, AUGUST 20, 2026

9426 Main Street, Plymouth, California



Michael Sullivan, Chair

Thomas Mikkelsen, Vice Chair

William Klaproth, Planning Commissioner

Micki East, Planning Commissioner

Micah Malcolm, Planning Commissioner

PLEASE NOTE: The Council 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 Council, and/or the City may require speaker identification sheets be submitted to the Deputy City Clerk prior to being called upon by the Mayor to provide public comment.**



CITY OF PLYMOUTH PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, August 20th, 2026, 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 jsmith@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.

Meeting ID: 947 6823 3069 Passcode: 675989

<https://zoom.us/j/94768233069?pwd=efoV2JTsymvucuHTm5loQbwUTteyrX.1>

Michael Sullivan, Chair

Thomas Mikkelsen, Vice Chair

William Klapproth, Commissioner

Micki East, Commissioner

Micah Malcolm, Commissioner

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 AUGUST 20th, 2026

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 JULY 16th, 2026

6. PUBLIC HEARINGS:

6.1 HAUNTED FOREST (9424 PACIFIC STREE) TEMPORARY USE PERMIT (PA 2026-03)

7. UNFINISHED BUSINESS: NONE

8. NEW BUSINESS: NONE

9. REPORTS:

- Commission
- Chairperson
- Planning Director
- City Staff

10. ADJOURNMENT

The next regular scheduled Planning Commission Meeting Date is September 3, 2026. The meeting will begin at 6:30pm.

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, Jacob Smith, Planning Clerk for the City of Plymouth, declare that the foregoing agenda for the August 20, 2026, Regular Meeting of the Plymouth Planning Commission was posted and available for review on August 17, 2026, 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 at Plymouth, California

//s//

Jacob Smith
Planning Clerk

3

PUBLIC COMMENT

4

**PRESENTATIONS
PROCLAMATIONS
APPOINTMENTS**

5.1

CORRESPONDENCE



CITY OF PLYMOUTH PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, July 16, 2026, at 6:30 PM

Plymouth City Hall - 9426 Main Street Plymouth, California

Michael Sullivan, Chair

William Klaproth, Vice Chair

Thomas Mikkelsen, Commissioner

Micki East, Commissioner

Micah Malcolm, Commissioner

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Please silence all cell phones or similar devices.

1. CALL TO ORDER / ROLL CALL:

Meeting called to order at 6:30pm.

COMMISSIONERS PRESENT:

William Klaproth, Thomas Mikkelsen
Micah Malcolm, Michael Sullivan, Micki East

COMMISSIONERS ABSENT:

None

STAFF/ADVISORY PRESENT:

Erica Fraser, Planning Director,
Victoria McHenry, City Clerk,
Jacob Smith, Audio/Video Technician

STAFF/ADVISORY ABSENT:

None

Flag Salute led by Chair Sullivan

**2. APPROVAL OF PLANNING COMMISSION REGULAR MEETING AGENDA
FOR July 16, 2026**

Commissioner Klaproth motioned to approve the Planning Commission Regular Meeting Agenda for July 16, 2026. Second by Chair Sullivan. Motion passed with a vote of 5-0.

3. PUBLIC COMMENT: NONE

4. PRESENTATIONS/APPOINTMENTS:

4.1 SELECTION OF A NEW PLANNING COMMISSION CHAIR AND VICE CHAIR

RECOMMENDATION: Discuss and appoint a new Chair and Vice Chair
Chair Sullivan will remain Chair after all commissioners declined being Chair.
Commissioner Mikkelsen will be Vice Chair.

5. CONSENT CALENDAR ITEMS:

5.1 APPROVAL OF THE PLANNING COMMISSION REGULAR MEETING MINUTES OF MARCH 5, 2026

Vice Chair Mikkelsen motioned to approve the Planning Commission Regular Meeting Minutes for May 21st, 2026. Second by Commissioner Klaproth. Motion passed with a vote of 4-0-1 with Chair Sullivan abstaining due to not being present at the meeting.

6. PUBLIC HEARINGS:

6.1 POKERVILLE MARKET NEW GASOLINE SERVICE STATION (18170 STATE HIGHWAY 49) USE PERMIT AND MAJOR DESIGN REVIEW (PA 2025-16)

Written public comment was submitted by Steve Garretson. Planning Director Fraser presented the major design review and conditional use permit for the Pokerville Market fuel pumps. Highlighting that the project was reviewed by Caltrans, the City Engineers, and a Fire Prevention Officer. Planning Director Fraser did go over conditions and why Pokerville Market fuel station is CEQA exempt.

The planning commissioners brought up questions about attendance and if would be covered 24 hours a day. Planning Commissioners raised questions about the entrance to Pokerville Market and if there were any more studies to be done.

The applicant Harry Singh stated his brief history with the Pokerville Market. He stated that the gas station concept is not new. He states his commitment to Pokerville and its success. Highlighting that, the gas station would allow for greater traffic for the Pokerville Market and bring in more volume for the store. Mr. Singh highlights that he will also get better deals with a partnership with Chevron on merchandise. He highlights that he wants to help his community out by offering more employment opportunities and the long-term success for the Pokerville Market. Chair Sullivan asked the applicant about the canopy and its design and enhancing the design to existing market. Chair Sullivan asked about lighting, staff suggested a photometric plan requirement as a condition. Harry Singh also discussed converting a portion of the inside of Pokerville to be a convenience store to be used after store hours.

Planning Director Fraser reminded the Planning Commission about the importance of the conditional use permit and being able to revoke the permit if the conditions are not being met. The applicant stated that he would offer anyone that shops at Pokerville and spends \$100.00 will get \$.10 off gas. Also, every gallon that is bought, he will commit \$0.01 to the local elementary school. Commissioner Malcolm asked the applicant for the numbers of different scenarios for different gas stations opening. The applicant is focused on the Pokerville Market, not making money off the gas but the increase in volume of shoppers. The Chevron will honor both Pokerville points and Safeway points.

Steve Garretson steps up to the podium for public comment. He shares his background and how the gas station is within his area of expertise. He voices his concerns about the entrance/exit from Pokerville Market. He reminds the planning commission that they need to do what is best for Plymouth and not for the applicant. Commissioner Malcolm asked why the gas station is not a good decision. Mr. Garretson states the safety concerns and traffic concern it creates on Highway 49. Also, that if anything happens, the City can be held responsible for the actions of approving the Gas Station. He voices the concern of fuel trucks driving in the area and the fuel tanks being above ground and not below. The applicant comes back to the podium and states that fuel trucks have already been in the area from old and current gas stations. Also

addressing the rumors of more gas stations coming into Plymouth, that he can't address concepts but is focused on bringing a physical station to Plymouth. Chair Sullivan voices his concern about the accidents and safety for cars turning right into Pokerville. Planning Director Fraser did reiterate that Caltrans did review the project and all factors involved. The applicant's engineer also stated on making sure the entrance is compliant for trucks. Ali, the architect, specified that the fuel tanks are up-to-date and follow strict designs and should not be a concern. The applicant stated that the parking lot does need re-pavement and that large trucks are already coming in and out.

Steve Garretson asks about after-hour delivery. Dan Ryker, Valley Pacific Petroleum, stepped up to the podium to say after hours delivery is an option, and it would need to be a condition in the conditional use permit. He said that the drivers will not have issues entering/exiting Highway 49. Mr. Garretson voiced about the potential for noise pollution with after-hour delivery.

Robert Moody, a Plymouth resident comes up to the podium. He is confused as to why environmental study is exempt. That the ditch runs into Arroyo ditch, into the Indian creek, into Rancho Murieta and a fuel spill would follow that path. Planning Director Fraser states that it is exempt from CEQA. There are many exemptions to CEQA, including size of projects, rezones, new projects, etc.

Brenda Wilson, Plymouth resident, steps up to the podium to talk about CEQA exemptions. She states that one thing that triggers CEQA is a "sensitive environment" and that the 49-er Village is a sensitive environment and that campgrounds fall in that category. She also stated the challenge of the Pokerville Market parking lot.

Cathy Langraf, Plymouth resident, steps up to the podium to discuss her appreciation of Pokerville. She also voices her concerns about the entry/exit of Pokerville Market and that some trucks have had to park on Highway 49 for delivery.

Rosemarie Moreno-Moody, a Plymouth resident, steps up to the podium to share experiences on trucks parking on Highway 49 to complete deliveries. She also voices the entry/exit issues and how cars do bottom out trying to get in and out of Pokerville. She is concerned about the length of the left turn lane and flooding in the ditches around Pokerville and run-off. She also voiced the light, and noise will affect houses on Empire Street. The applicant's engineer talks about ingress points and that Pokerville will address issues.

Taylor Rutledge, Plymouth Business Owner, steps up to the podium to encourage the board and residents that the applicant wants to help the community and that he is here with the idea, all the other new gas stations are concepts. That the road issues at Pokerville existed before, and that it shouldn't factor into this, even though the applicant is wanting to fix the issues.

Cary Roulette, Plymouth resident, comes up to the podium to tell the Planning Commission to stick to the mission statement.

Chair Sullivan closes public comment. He states that it is important to keep the aesthetic design in the canopy to look close to Pokerville. The Photometric Plan is important and should be a requirement. With all the rumors of other gas stations, the Planning Commission is to focus on this physical plan for a gas station. He cites the goal of the planning commission and what the commission needs to do that goes with the General Plan. Commissioner Klaproth talks about the design, after-hours delivery, the photometric plan, and

the issues of the entrance/exit of Pokerville. Chair Sullivan asked the audience about after-hours delivery and decided to go against after-hour delivery. Vice-Chair Mikkelsen agrees with the conditions that have been brought up and addresses the issues stated by the planning commissioners and the public.

Planning Commission decides to go with option 2 on adding additional conditions to both resolutions. The following conditions to be added: modifying first resolution for revised canopy design. Next is applicant will submit a photometric plan with either canopy plan or building plans. Third will be modifications to the entrance to make it more accessible. On the conditional use permit, there will be no after-hours delivery with hours from 10:00pm -6:00am.

The anticipated delivery volume for gas is 1 to 1.5 deliveries per week.

Chair Sullivan makes a motion to adopt the Pokerville Market New Gasoline Service Station (18170 STATE HIGHWAY 49) Conditional Use Permit and Major Design Review (PA 2025-16) with additional conditions specified above. Vice-Chair Mikkelsen seconds. Motion passed with a vote of 5-0.

7. UNFINISHED BUSINESS: NONE

8. NEW BUSINESS: NONE

9. REPORTS:

- Commission
- Chairperson
- Planning Director
- City Staff

Commissioner Klaproth asked about the approval of the Drink bar. Planning Director Fraser explained the next steps for the project and the time frame. Vice Chair Mikkelsen asked on the status of Nettie's Table. Planning Director did not have an update.

10. ADJOURNMENT AT 7:56 PM

Respectfully Submitted at Plymouth, California

//s//

Jacob Smith
Planning Clerk

6.1



PLANNING COMMISSION AGENDA ITEM NO. 6.1

8/20/2026

SUBJECT: Haunted Forest (9424 Pacific Street) Temporary Use Permit (PA 2026-03)

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 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).

The Planning Commission previously approved a Temporary Use Permit for this use in 2025. During the 2025 operating season, the City received one complaint regarding noise which was immediately addressed by the Applicant and City Manager.

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.



PLANNING COMMISSION AGENDA ITEM NO. 6.1

8/20/2026

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).

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.



PLANNING COMMISSION AGENDA ITEM NO. 6.1

8/20/2026

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 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 2026. 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 Thursday through Saturday. The daytime attraction (Enchanted Forest) will occur from 10 AM – 10 PM and the evening attraction will occur from 6 PM – Midnight Fridays and Saturdays and 6 PM – 11 PM on weekdays. The Applicant has requested additional days be considered to include school breaks or for special events. Staff has included a condition of approval to require the applicant to provide staff with one (1) week notice prior to any modifications to the approved times. This will allow Staff to determine if additional days impact the surrounding residents.

In the prior approval, Staff included Condition of Approval which reduced the hours of operation to 9AM – 10PM on Thursday. The Planning Commission, however, has the approving authority and can allow the Applicant to proceed as proposed or further limit the hours of operation. The current Conditions of Approval have allowed for the increase in hours since this project will not use Pacific Street for access.

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).

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

This year, the Haunted Forest will also include an animal experience which will include small animals in temporary structures through partnerships with qualified participants (including 4-H and FFA members).



PLANNING COMMISSION AGENDA ITEM NO. 6.1

8/20/2026

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.

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 at the property's connection to HWY 49. Conditions of Approval have been included which require adequate signage and Staff to ensure there are no impacts to HWY 49.

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.

Staff has included Condition of Approval No. 11 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.



PLANNING COMMISSION AGENDA ITEM NO. 6.1

8/20/2026

- A sign notifying patrons of the entrance point from HWY 49 shall be placed on the property 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 the site and 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.
- 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.
- 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.

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. An inspection prior to beginning operations is required.

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. 4 (a standard condition) requires indemnification of the City and Condition of Approval No. 5 (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.

Public Comment



PLANNING COMMISSION AGENDA ITEM NO. 6.1

8/20/2026

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. At the time of publishing, the City has not received any public comments regarding this item.

Departmental Review

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

Future Review

Temporary Use Permits are typically reviewed by the Planning Director. However, due to the unique nature of this request Staff has brought forth the first and now second request for review. The Applicant has requested that future Temporary Use Permits be reviewed by the Director. This would significantly reduced costs for the Applicant. Staff would still mail out a public notice prior to rendering a decision. If significant. Staff are requesting direction from the Commission on how this project should be reviewed in the future.

CONCLUSION

The proposed use is temporary. The use will provide revenues 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, 2026).

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



PLANNING COMMISSION AGENDA ITEM NO. 6.1

8/20/2026

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 the draft Resolution.
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 recommend option 1.

ATTACHMENTS

1. Planning Commission Resolution 2026-05 approving a Temporary Use Permit for The Haunted Forest.
2. Written Statement with plans

PLANNING COMMISSION RESOLUTION NO. 2026-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLYMOUTH APPROVING A TEMPORARY USE PERMIT (PA 2026-03) 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, has submitted a Temporary Use Permit application (PA 2026-03) 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, the Planning Commission previously approved a Temporary Use Permit for the Haunted Forest

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 August 20, 2026, the Planning Commission held a duly noticed public hearing to consider PA 2026-03, 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 is temporary and will operate on select days September 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.
- 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 2026-03, subject to the following conditions of approval.

Conditions of Approval
PA 2026-03

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 2026. The use shall conform to the written statement and plans received by the Planning Department. 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 from Thursday from 9AM until 11 PM. Fridays and Saturdays from 9 AM until Midnight with patrons limited to 30 patrons per time slot from 10 PM until Midnight. Additional days may be permitted by the Planning Director with a one (1) week advance notice and those hours shall be limited to 9 AM until 10 PM.
3. Expiration. This Temporary Use Permit shall expire on November 1, 2026.
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 Temporary 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. The operator shall indemnify the City against any claim or action related to the Haunted Forest.
5. Insurance. The operator shall hold general liability insurance in the amount of one million dollars and shall obtain an endorsement naming the City as an additional insured on the policy. Proof of insurance, in the form of a valid endorsement, 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 at least November 1, 2026.
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 HWY 49 as shown on the project plans. 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 sign notifying patrons of the entrance point from HWY 49 shall be placed on the property 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 the site and 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.
- 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. Food trucks shall cease operations at 9:00 PM.

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 2027, the operator shall apply for a new Temporary Use Permit no later than April 2027.
19. Inspection. Prior to beginning operations of the Haunted Forest, the operator shall request and receive approval of a safety inspection from the Amador County Fire Prevention Bureau.
20. Sheriff Department. The City Manager shall work with the operator to ensure there are no additional costs law enforcement related to the use. Should there be any additional costs related to law enforcement, the City Manager will work with the operators to ensure the City does not incur additional costs and that said costs be borne by the operator.

PASSED AND ADOPTED by the Planning Commission of the City of Plymouth on this 20th day of August 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Michael Sullivan, Chairman

ATTEST:

Jacob Smith, Planning Clerk

MAYVILLE ACRES

2026 Conditional Use Permit Application

Project Narrative & Operational Summary

Property Address: 9424 Pacific Street, Plymouth, California

Applicant: Mayville Acres

Sam & Sherean Maynard | (707) 410-7570 | samuelkmaynard@gmail.com

Prepared for: City of Plymouth

June 29, 2026

TABLE OF CONTENTS

PART 1 – PROJECT INFORMATION

- Executive Summary
- Project Description
- Project Summary
- 2025 Season Summary
- Purpose of this Submittal

PART 2 – EVENT OPERATIONS

- Event Operations
- Hours of Operation
- Staff Training & Operational Readiness
- Ticketing & Guest Management
- Parking & Traffic Management
- Employee Operations
- Hayride Operations
- Educational Farm Animal Experience

PART 3 – SAFETY & SITE MANAGEMENT

- Safety & Site Management
- Dust Control
- Emergency Response & Evacuation
- Communications
- Site Maintenance
- Medical Response
- Community Benefits
- Compliance with Prior Approval
- Conclusion

APPENDICES

- Appendix A – Application Documents
- Appendix B – Letters of Support (if submitted)
- Appendix C – Site Plans & Emergency Maps

PART 1 – PROJECT INFORMATION

Executive Summary

This application requests renewal of the Conditional Use Permit for the Mayville Acres Seasonal Fall Attractions located at 9424 Pacific Street in Plymouth, California.

The proposed 2026 operation is substantially the same as the event approved and successfully operated during the 2025 season. Existing operational procedures related to guest management, traffic circulation, parking, emergency response, public safety, and site operations will continue with only minor refinements based on operational experience.

The primary enhancement proposed for the 2026 season is the addition of the Educational Farm Animal Experience within the Enchanted Forest. This family-oriented educational component expands the daytime attraction while utilizing existing infrastructure and operational procedures. No other significant changes to the overall event format or site operations are proposed.

This narrative has been prepared to support the City's review of the 2026 Conditional Use Permit renewal and incorporates updated operational information requested during the previous review process. The accompanying site plans, operational summaries, and supporting exhibits are intended to assist the Planning Department, Fire Department, Public Works, and other reviewing agencies in their evaluation of the proposed operation.

Project Description

Mayville Acres is a family-owned property dedicated to providing seasonal recreational, educational, agricultural, and community-oriented experiences that celebrate the fall season while supporting tourism, local businesses, and community engagement.

The property's primary seasonal attractions are the Haunted Forest and the Enchanted Forest, which together provide complementary outdoor experiences for children, families, teens, and adults.

The Haunted Forest is an evening attraction featuring a guided outdoor walking trail through a series of temporary themed environments incorporating theatrical lighting, actors, sound effects, special effects, and immersive storytelling designed to provide a traditional Halloween experience.

The Enchanted Forest is a family-friendly daytime and early evening attraction featuring scavenger hunts, games, interactive activities, seasonal displays, educational experiences, and the Educational Farm Animal Experience. The attraction is designed to provide a festive fall destination for families, school-aged children, and visitors seeking a non-scary seasonal experience.

Both attractions operate as a single coordinated event utilizing shared parking facilities, internal roadways, ticketing, guest services, food vendors, restroom facilities, hayride transportation, emergency access routes, and operational staff. This integrated approach allows Mayville Acres to efficiently utilize the existing site infrastructure while providing a safe, organized, and enjoyable experience for guests.

Project Summary

Item	Description
Project	Mayville Acres Seasonal Fall Attractions
Property Address	9424 Pacific Street, Plymouth, California
Applicant	Sam & Sherean Maynard
Property Owner	Mayville Acres
Operating Season	September 18 through October 31, 2026
Primary Attractions	Haunted Forest and Enchanted Forest
Event Components	Guided haunted trail, family-friendly enchanted trail, Educational Farm Animal Experience, scavenger hunts, games, interactive activities, food vendors, tractor-pulled hayride
Employees	Approximately 70 part-time seasonal employees
Parking	Located entirely on private property
Restrooms	Existing facilities supplemented with portable restrooms as needed
Emergency Access	Existing all-weather gravel roads
Proposed Changes for 2026	Educational Farm Animal Experience; all other operations substantially the same
Supporting Appendices	Application Documents; Letters of Support; Site Plans & Emergency Maps

2025 Season Summary

The 2025 season marked the successful introduction of the Haunted Forest and Enchanted Forest at the Plymouth location. Throughout the season, Mayville Acres demonstrated that seasonal outdoor attractions of this type can operate safely, responsibly, and compatibly within the community while supporting local employment, tourism, and nearby businesses.

Highlights from the 2025 season include:

- Approximately 70 part-time seasonal employees.
- Attendance in the thousands, with visitors from Plymouth, Amador County, and throughout Northern California.
- Successful implementation of timed ticketing to evenly distribute guest arrivals and minimize traffic congestion.
- Safe and efficient use of the Highway 49 entrance and onsite parking system with no known traffic-related safety incidents.

- Effective emergency access, evacuation planning, and public safety procedures throughout the operating season.
- Ongoing communication with neighboring property owners and prompt resolution of minor operational concerns as they arose.
- Increased visitation benefiting local restaurants, wineries, lodging providers, fuel stations, retailers, and other local businesses.

The 2025 season demonstrated the effectiveness of the operational procedures developed during the City's previous review process, including ticketing, traffic management, parking, emergency access, dust control, and public safety measures. These procedures will continue to guide operations during the 2026 season with only minor refinements based on operational experience.

Mayville Acres sincerely appreciates the support and cooperation provided by the City of Plymouth, City staff, neighboring property owners, public safety agencies, volunteers, local businesses, and the surrounding community in helping make the inaugural season a success. We look forward to continuing that partnership during the 2026 season.

Purpose of this Submittal

This Project Narrative & Operational Summary has been prepared in support of the 2026 Conditional Use Permit renewal application for the Mayville Acres Seasonal Fall Attractions.

The document summarizes the proposed operation, identifies the limited changes planned for the 2026 season, and provides updated information regarding event operations, public safety, emergency response, traffic management, and site management. It also incorporates operational information requested by the City during the previous review process.

The accompanying application documents, site plans, emergency response maps, evacuation maps, and supporting exhibits are intended to assist the Planning Department, Fire Department, Public Works, and other reviewing agencies in their evaluation of the proposed 2026 operation.

PART 2 – EVENT OPERATIONS

EVENT OPERATIONS

The following sections summarize the primary operational components of the proposed 2026 season and are provided to assist the City of Plymouth and reviewing agencies in evaluating event logistics, guest management, transportation, and overall event operations.

HOURS OF OPERATION

Enchanted Forest

Operating Season

September 18 through October 31, 2026

Operating Days

Primarily Thursdays, Fridays, and Saturdays. Additional operating days may be scheduled during local school breaks, holidays, or special events.

Hours

10:00 AM – 9:00 PM

The Enchanted Forest is a family-friendly daytime and early evening attraction featuring games, scavenger hunts, interactive activities, seasonal displays, educational experiences, and the Educational Farm Animal Experience.

Haunted Forest

Operating Season

September 24 through October 31, 2026

Operating Days

Primarily Thursdays, Fridays, and Saturdays. Additional operating days may be scheduled as demand requires.

Hours

Weekdays: 6:00 PM – 11:00 PM

Friday & Saturday: 6:00 PM – Midnight

The Haunted Forest is an evening attraction consisting of a guided outdoor walking trail utilizing temporary themed environments, actors, theatrical lighting, sound effects, and special effects.

STAFF TRAINING & OPERATIONAL READINESS

Prior to each operating season, employees participate in staff orientation covering guest service, operational responsibilities, safety procedures, emergency response, evacuation procedures, radio communications, incident reporting, and lost guest procedures. Daily pre-opening meetings are conducted to review assignments, weather conditions, operational updates, and emergency procedures.

TICKETING & GUEST MANAGEMENT

Mayville Acres utilizes a timed-ticketing system designed to evenly distribute guest arrivals throughout operating hours.

Guests purchase tickets in advance and are assigned designated arrival times prior to entering the attraction.

Current operations include:

- Timed entries approximately every 15 minutes.
 - Approximately 45 guests per entry period.
 - Guests generally arrive 15–30 minutes before their scheduled entry time.
 - Staff monitor guest arrivals and direct visitors through the check-in process.
 - Guests arriving early may utilize gathering areas, food vendors, and other onsite amenities while waiting for their scheduled entry.
-

PARKING & TRAFFIC MANAGEMENT

Guest parking is located entirely on private property as illustrated on the Site Layout Map (Appendix C).

Parking attendants direct vehicles into designated parking areas and assist with internal traffic circulation throughout operating hours.

Timed-ticketing distributes arrivals throughout the evening, reducing congestion and preventing large surges in vehicle traffic. Internal circulation routes are continuously monitored to maintain efficient vehicle movement while preserving emergency vehicle access at all times.

EMPLOYEE OPERATIONS

Approximately 70 part-time seasonal employees support event operations, including actors, ticketing staff, parking attendants, hayride operators, maintenance personnel, security personnel, and supervisors.

Employees arrive prior to guest opening hours to prepare the site for daily operations and remain until nightly closing procedures are complete. Supervisors maintain radio communication throughout operating hours and coordinate operational issues, guest assistance, and emergency response as needed.

HAYRIDE OPERATIONS

Guests are transported between the designated parking area and the primary event entrance using an agricultural tractor towing a flatbed trailer with hay bale seating.

The transportation route and loading areas are located entirely on private property and are illustrated on the Site Layout Map (Appendix C).

Hayride loading and unloading are supervised by event staff to promote safe and efficient operations.

EDUCATIONAL FARM ANIMAL EXPERIENCE

The Enchanted Forest includes an Educational Farm Animal Experience designed to provide guests with opportunities to observe and interact with a variety of small farm animals while learning about agriculture, animal care, and responsible stewardship.

Animals may be provided by local 4-H members, FFA students, agricultural education programs, local farms, or other qualified participants.

Depending upon availability, animals may include chicks, ducklings, rabbits, kittens, goats, sheep, and other small farm animals.

Animals are housed in temporary shelters designed for their comfort and protection and receive daily care from their owners, participating agricultural organizations, and event staff.

A seasonal silent auction may be conducted to provide fundraising opportunities for participating youth organizations and agricultural education programs.

The location of the Educational Farm Animal Experience is illustrated on the Site Layout Map (Appendix C).

PART 3 – SAFETY & SITE MANAGEMENT

SAFETY & SITE MANAGEMENT

The following practices are implemented throughout the operating season to promote guest safety, maintain the property, and minimize impacts to neighboring properties.

DUST CONTROL

Dust control measures are implemented throughout the operating season to maintain safe operating conditions and minimize impacts to neighboring properties. Measures include limiting vehicle speeds on unpaved roads, applying water before and during operating days as conditions require, maintaining gravel in high-traffic areas, monitoring roadway conditions throughout the event, and implementing additional dust suppression measures as weather and site conditions warrant.

EMERGENCY RESPONSE & EVACUATION

In the event of an emergency, guests and staff will evacuate using either the designated trail system or the central all-weather gravel access road identified on the Emergency Response and Evacuation Maps (Appendix C).

Guests will be directed by trained staff and posted signage to the designated assembly area located near the picnic area adjacent to the Woodman Truss structure.

The central gravel access road provides direct access for fire apparatus, ambulances, law enforcement, and other emergency response vehicles. Emergency access routes remain unobstructed throughout operating hours.

Detailed emergency access routes, evacuation routes, and assembly areas are illustrated in Appendix C.

COMMUNICATIONS

Supervisors and key operational staff maintain radio communication throughout operating hours to coordinate parking operations, guest services, transportation, maintenance activities, and emergency response. Designated staff members assist emergency responders by directing them to the incident location whenever assistance is required.

SITE MAINTENANCE

The property is monitored throughout operating hours to maintain a clean, safe, and orderly environment. Staff routinely inspect walkways, gathering areas, temporary structures, lighting, fencing, and other event infrastructure; collect trash; service restroom facilities; and promptly address maintenance or safety concerns identified during daily operations. Daily site inspections are conducted before opening and after closing each operating day.

MEDICAL RESPONSE

Event staff promptly contact emergency responders whenever medical assistance is required and assist emergency personnel by directing them to the incident location while maintaining clear emergency vehicle access routes as illustrated on the Emergency Response Map (Appendix C).

COMMUNITY BENEFITS

Mayville Acres Seasonal Fall Attractions provide a variety of community benefits, including:

- Approximately 70 seasonal employment opportunities.
 - Increased visitation benefiting local restaurants, wineries, lodging providers, retailers, fuel stations, and other local businesses.
 - Family-oriented recreational opportunities for residents and visitors.
 - Agricultural education through the Educational Farm Animal Experience.
 - Opportunities for youth organizations and agricultural education programs to participate in seasonal fundraising activities.
 - Productive seasonal use of a historic Plymouth property.
-

COMPLIANCE WITH PRIOR APPROVAL

The proposed 2026 operation will continue utilizing the operational procedures previously reviewed by the City for traffic management, parking, ticketing, emergency response, emergency access, evacuation, dust control, and public safety, with only minor refinements based on operational experience and field conditions.

CONCLUSION

Mayville Acres respectfully requests renewal of the Conditional Use Permit for the 2026 season.

The proposed operation represents a continuation of the successful 2025 season with no significant operational changes. Existing operational procedures continue to provide for safe event operations, efficient traffic management, emergency access, and compatibility with surrounding properties.

Mayville Acres appreciates the continued support and guidance provided by the City of Plymouth, City staff, neighboring property owners, public safety agencies, local businesses, volunteers, and community members. We appreciate the opportunity to continue partnering with the City of Plymouth in providing a safe, professionally managed seasonal attraction for residents and visitors.

APPENDICES

The following supporting documents are submitted in conjunction with this application and are incorporated by reference as part of the 2026 Conditional Use Permit renewal request. These materials are intended to assist City staff and reviewing agencies in their evaluation of the proposed operation.

APPENDIX A – APPLICATION DOCUMENTS

The following application documents accompany this submittal:

- Signed Conditional Use Permit Application
 - Supplemental Project Information (if applicable)
-

APPENDIX B – LETTERS OF SUPPORT *(if submitted)*

Letters of support from neighboring property owners, community organizations, local businesses, and other interested parties may be submitted as they become available.

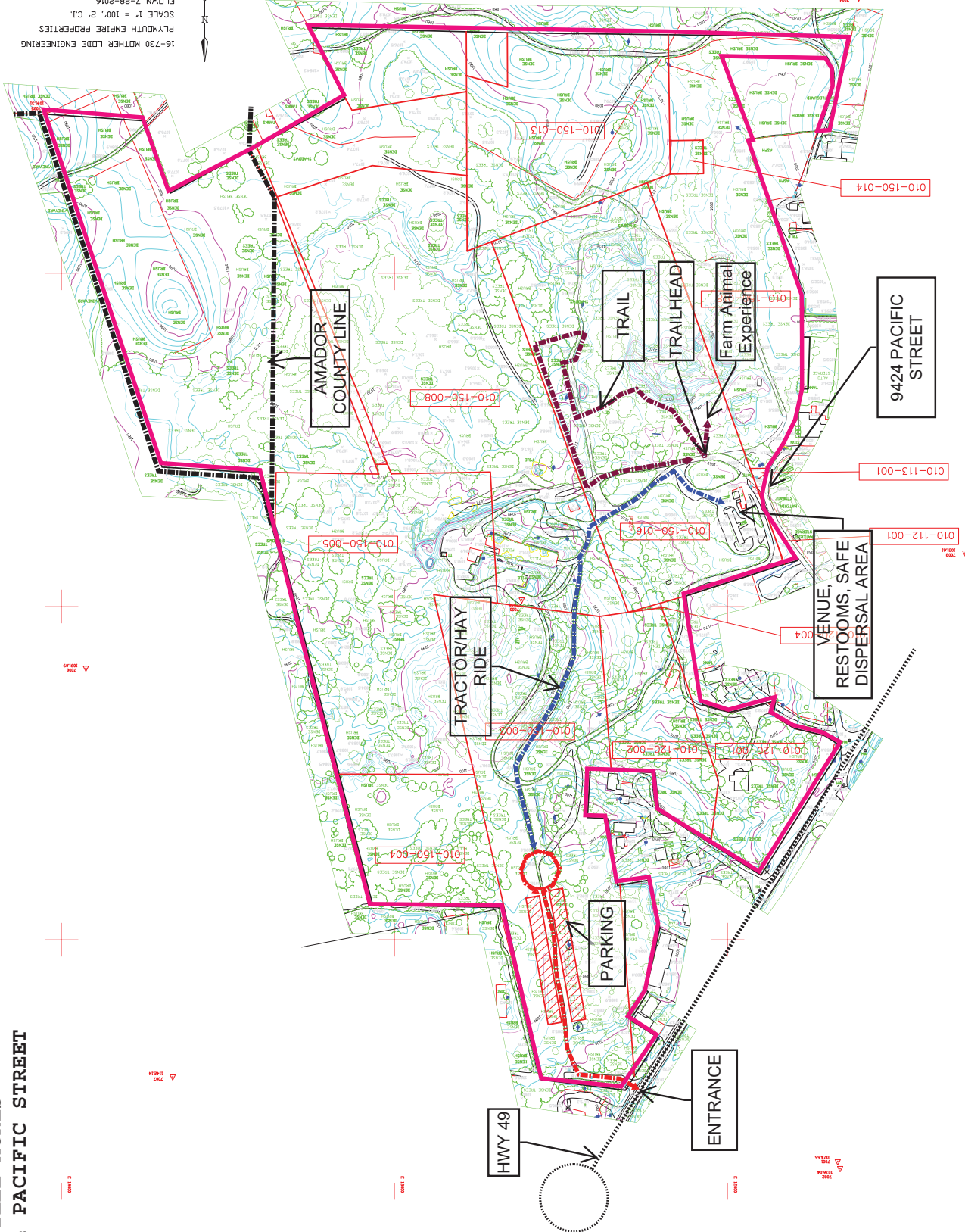
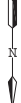
APPENDIX C – SITE PLANS & EMERGENCY MAPS

The following exhibits are included to assist City staff and reviewing agencies in evaluating the proposed site layout, circulation, emergency access, and evacuation procedures:

- Site Layout Map
- Emergency Response Map
- Evacuation Map

SITE MAP
MAYVILLE ACRES
9424 PACIFIC STREET

16-730 MOTHER LODGE ENGINEERING
PLYMOUTH EMPIRE PROPERTIES
SCALE 1" = 100', 2" C.T.
FLOWN 7-28-2016
BY: AMERICAN AERIAL MAPPING, INC.





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

via Empire St and Pacific St

Fastest route

3 min

0.5 mile

Explore nearby 9424 Pacific St

- Restaurants
- Hotels
- Gas stations
- Parking Lots
- More

EMERGENCY RESPONSE MAP

MAYVILLE ACRES

9424 PACIFIC STREET

In the event of an emergency, guests and staff will evacuate using either the designated trail system or the central gravel access road identified on the attached Evacuation Map. This all-weather gravel road runs through the center of the event area and provides direct access for fire apparatus, ambulances, and other emergency response vehicles. Guests will be directed by staff and posted signage toward the designated assembly area located outside the active attraction area near the picnic area adjacent to the Woodman Truss structure. Trained staff members will assist with communication, crowd management, and evacuation procedures to ensure a safe, orderly, and efficient evacuation of the site. Emergency vehicle access routes will be maintained clear and unobstructed at all times during event operations.

EVACUATION ROUTE
MAYVILLE ACRES
9424 PACIFIC STREET



End of Document

