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PLANNING DEPARTMENT

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APPLICATION REFERRAL

TO:

Mike Israel, Environmental Health Department
Jered Reinking, Department of Transportation and Public Works
Rich Millar, Building Department
David Bellerive, Amador Fire Protection District
Jim McHargue, Waste Management/Air District
George Allen, Surveying & Engineering
Greg Gillott, County Counsel
Jim Wegner, Undersheriff
Carla Meyer, Amador Transit
Carl Baker, Caltrans District 10
Darin McFarlin, Cal Fire
John Gedney, Amador County Transportation Commission
California Department of Fish & Wildlife, Region 2

DATE: July 10, 2015

FROM: Chuck Beatty, Planning Department

PROJECT: Request from Sweet Life Investments, LLC, for a Use Permit (UP-15;7-1) to allow for a one-time, four-day event (October 23–26, 2015) celebrating art, music, technology, health, and collaborative learning.

LOCATION: 6601 Sutter-lone Road, approximately 0.60 miles east of SR 124, in the lone community. (APN 011-090-021).

REVIEW: As part of the review process, this project is being sent to County staff as well as State and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will meet on **Monday, July 20, 2015** at 10:00 a.m. in Conference Room "A" at the County Administration Building, 810 Court Street, Jackson, CA, to review the project for completeness. A subsequent TAC meeting will be scheduled to prepare the CEQA Initial Study and draft recommendations for the Amador Planning Commission. At this time, staff anticipates that a mitigated negative declaration will be the appropriate CEQA document for this project.

cc: Nick Chirichillo, event organizer
Ott Family Living Trust, property owner

Ascension Gathering / Permit Application
Submitted to: Amador County

ASCENSION GATHERING / PERMIT APPLICATION

Executive Summary

Application for a permit to hold a one-time gathering of friends, acquaintances, and colleagues not to exceed 500 persons on vacant land between the times of 2:00 PM on Friday, October 23rd through 2:00 PM on Monday, October 26th for a celebration of art, music, technology, health, and collaborative learning.

Document Organization

The document is organized in two parts. Part One provides general narrative information for the Ascension gathering. Part Two mirrors the ENVIRONMENTAL INFORMATION FORM information request callouts.

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Certification

I hereby certify that the statements furnished in this document and the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date _____

For _____

PART ONE
General Information

The subject property: We believe that the approximately 230-acre subject property owned by Mr. Fred Ott provides an ideal setting for this type of gathering. It consists of grasslands, oak trees, and rolling hills. The property is well fenced, well contained, and the point of entry is professionally gated. The event would be staged and contained within a roughly 50-acre portion of the property that is located at the northeast corner of the property. Within the proposed 50-acre use area lays a 35-acre sheltered bowl that is completely out of sight from Sutter-Ione Road and is in the view shed of only one home. All activities of the gathering, other than parking, would be contained within the 35-acre bowl.

A general map of the 230-acres and the location of the proposed uses is presented in
“ATTACHMENT A”

The purpose of the Ascension Gathering: The gathering would bring together thinkers and doers having common interest in outcome-based learning and expression targeted at art, music, science, technology, wellness, and well-being.

The intended outcome from the Ascension Gathering: The gathering is intended to provide a platform that supports a safe, well-managed community-type environment that promotes creative discussion, collaboration, networking, and personal expression. The most passionate focus of the gathering is to promote sustainability through agriculture, food, and architecture.

Proposed dates for the gathering: The gathering would begin at 2:00 PM, Friday October 23rd through 2:00 PM, Monday October 26th.

Attendees: This size of the gathering would not exceed 500 persons. The attendees would not be randomly involved. Each attendee would be invited. The attendees are members of established communities having relationships with the Ascension organizers to include San Francisco Bay Area tech-maker programs; hacker-spaces, wellness groups; dancing and exercise groups, individual creative's, and a wide array of artists.

Organization and Management: Nick Chirichillo and Matt Chirichillo have direct responsibility for organizing and managing the Ascension gathering. They and their team are very familiar with event management.

Nick and Matt Chirichillo's credentials are presented as “ATTACHMENT B”.

Additionally, Fred Ott, owner of the subject property (as detailed in PART TWO) Dave Maiero and Dominick Chirichillo, owners of the neighboring property to the East, would provide the overall compliance guidance for the gathering.

\$1 Million of liability insurance coverage will be arranged for the entire event.

The gathering will have 20 persons acting as staff throughout the event. At the core of the staff count is the nine-member Ascension Board of Advisors whose service is paid for by free admission. All nine of these individuals are in a management position and each brings

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specific skillsets to the event. Of the remaining 10 staff positions, five will be employed (or contracted) and five will be volunteer service providers.

The Ascension gathering is organized around SAFETY FIRST. Two of the five employees (or contractors) will be professional security personnel and one of the five employees (or contractors) will be emergency medical trained and capable of assessing medical conditions. Walkie-talkie type communications equipment will link the security and medical persons with management 24/7.

Special attention will be given to make sure that campers are not using any source of open flame and that nothing is being released to the ground as either solid or liquid waste during their stay. All pets will be on a leash and the removal of pet waste will be strictly enforced. All other access roads leading the other parts of the property outside of the designated 50 acre function and parking use area will be blocked and noticed by signs stating NO TRESPASSING to ensure that the attendees remain where constant health and safety and emergency response surveillance is applied.

Local law enforcement personal and medical evacuation services would be pre-contacted within 45 days of the gathering and routine contacts will be established to ensure prompt response if required. Access for public officials who need to inspect or enforce will be strictly maintained at all times.

The event within the boundary of the property will be well marked with signs directing the attendees as to the location of facilities as well as areas they need to avoid. External to the property, there will only be one sign at the entry gate noting the location of the event. The size of this sign will not exceed 6' x 4'. The single external sign will be erected Friday afternoon and removed by Monday morning.

What Goes On: The set-up for the event would begin on Monday, October 19th. A combination of volunteers and Ascension Advisory Board members would provide the majority of the set-up activities. Minimal disruption is at the core of every action taken on the property. The absolute rule is that everything that is set up would be completely removed by mid-day following the gathering. No shred of evidence would remain indicating that anything had ever taken place on the property.

The Ascension group provides the organizational, managerial, and all institutional arrangements to include fire, police, and emergency services; as well as health and safety elements to include site and gate (entry) security. The attendees arrive prepared for camping, sustenance, and creature comfort self-sufficiency for the 72 hours that they are on the property. Self-sufficiency is important because no attendee will be allowed reentry once having left the property.

The Ascension group supports the basic needs of the attendees by fully providing sewage disposal, solid waste disposal, and drinking water. Ascension will provide all sanitation facilities to include portable toilets, hand washing stations, bins for trash, compostable items, and recyclables. Part of the contract signed by the attendees that allows them to purchase a ticket requires that each attendee work with Ascension to minimize and manage waste.

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The Ascension group augments the attendee involvement and enjoyment by providing *temporary* infrastructure elements to include tents and domes for meetings, lectures, and art displays; shade and windbreak structures for relaxation; a prefabricated stage structure for music and lectures; and, generator power for the sound system, stage lighting, and other lighting needs to include security and pathway lighting. One of the more popular attendee infrastructure elements provided by the Ascension group is a *temporary* prefabricated kitchen facility and sitting area where people can prepare the food they have brought with them and dine and mingle comfortably. The centralization of cooking and dining functions helps to manage the effective disposal of any waste produced.

The subject property is gated. Ascension will have its security personnel operating the gates within the designated arrival time slots that the attendees must plan to arrive within. The gate is secured during the allowable times for managed entry. No one is admitted without proof that they have been invited (a digital service provides that certification). In order that we can control traffic on Sutter-Ione Road, we insist on ride sharing and we will not allow any single occupant cars to enter the property.

We expect that approximately 70% of the attendees will be straggling in from the Bay Area from about 2:00 PM to about 10:00 PM on Friday. Their arrival time is heavily dependent on traffic conditions. We expect that the balance of the attendees would be arriving between 10:00 AM and about 2:00 PM on Saturday. The attendees would be camping on Friday, Saturday, and Sunday nights. Some will camp in tents and some in RVs. All parking and camping locations will be pre-designated and the parking regime will be strictly enforced.

All activities occurring over the 72-hour period are agenda driven. The Ascension group creates the agenda of events and ensures that the events occur on time. Events would include: lectures and demonstrations on a variety of topics; yoga and other forms of exercise sessions; artist demonstrations and presentations; music and dancing; and, group dining.

As previously stated, Ascension's primary function is safety, coordination, management, organization, and providing the environment for creative interaction between the attendees. No alcohol will be sold on the property. Ascension does, however, plan to offer a meal plan as an individual ticket price and will be seeking a permit to do that from the Amador County Health Department. The average Ascension ticket price for admittance is \$65.00. That number is based on ticket pricing beginning with some number of "early bird" tickets in the \$45.00 range and close out with latecomers paying in the range of \$85.00.

Environmental Impact: We believe that environmental impact would be negligible. There is no cut and fill required; no cutting of any trees or brush; no alteration of habitat; and, no impact on drainage courses or ditches. Dry grass in the gathering area would be cut and removed to prevent grass fires. Additionally, both extensive archeological and botanical surveys have been conducted on the entire property; both with negative sensitivity results.

Traffic: Traffic on Sutter-Ione Road would be minimal or non-existent. As previously mentioned, ride sharing and carpooling are encouraged and single driver vehicles will not be allowed on the property. Also, as previously mentioned, once an attendee enters the property, they are in to stay. In and out privileges are not granted to anyone to further reduce traffic impacts on Sutter-Ione Road.

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The entry to the Ott property has a paved pullout apron. Cars would pull through the manned gate and onto the property without having to stop, wait, or back up on Sutter-Ione Road. Sutter-Ione Road would, therefore remain clear of traffic. Once on the Ott property, the security / gate personnel would check each driver and all passengers in according to the ticket purchase registration form and electronic scanning of the attendees tickets. The vehicles would then be routed into the property on a one-way, circular driveway that presently exists and extends from the entry gate to the gathering area. The vehicles would then park in the designated camping areas near their tents.

An overview of traffic flow, traffic management, and designated parking areas is presented in "**ATTACHMENT C**"

The entry gate will be manned but will remain unlocked to allow access to emergency vehicles. Access for emergency vehicles will be maintained by securing clear access of 20 feet along the entry and exit road and through all parking areas at all times. The 20-foot access corridor will be marked all along its route with the signage, "NO PARKING FIRE LANE". Additionally, a 20-foot access corridor will be maintained between all event facilities to allow emergency access.

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PART TWO
Environmental Information Form

Project Name: Ascension Gathering

The Project: A three-day gathering of not more than 500 persons on vacant land in late October, 2015 for a celebration of art, music, technology, health, and collaborative learning.

Applicant / Developer: Sweet Life Investments LLC
Address: 1697 Industrial Road, San Carlos, CA 94070
Phone: (650) 576-9083

Landowner: Fred Ott
Address: PO Box 992, Shingle Springs, CA 95682
Phone: (530) 558-5387

Assessor Parcel Number: 011-090-021-000
Parcel address: 6601 Sutter-Ione Road, Ione, CA 95640 (Located on the north side of Sutter-Ione Road approximately one mile from the intersection of Sutter-Ione Road and Hwy 124)

Existing Zoning District: Ag
Existing General Plan: Ag

Other related permits: Temporary Food Facility

WRITTEN PROJECT DESCRIPTION

Site size: approximately 230-acres for the total property of which approximately 50-acres would be involved with the event.

Square footage of existing/proposed structures: no permanent structures need to be constructed nor are any permanent structures involved. All structures will be temporary to include tents and a stage. All structures will be removed immediately after the event closes.

Number of floors of construction: none, all at ground level.

Amount of off-street parking provided (and traffic control): We expect that the impact to traffic on Sutter-Ione Road would be minimal or non-existent because cars and RVs would pull through the manned gate and onto the property without having to stop, wait, or back up on Sutter-Ione Road. Sutter-Ione Road would, therefore remain clear of traffic. Once on the Ott property, vehicles would be routed to the parking areas along a one-way, circular driveway that presently exists and extends from the entry gate to the gathering area. The vehicles would then park in designated areas according to size and camping equipment capability (e.g. car camping, setting up a tent, or RV).

The traffic flow, traffic management plan, and camping-parking areas are presented in "ATTACHMENT C"

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As presented on Attachment "C", there are four designated parking zones. Zone 1 is for attendees who will park but set up their tents in designated camping areas (one of which is shown on Attachment "C" behind the pond). They are noted as "car-only" and the parking of these vehicles is a formalized arrangement. Zones 2, 3, and 4 are less formal and are designated for car camping and RVs. Zones 2, 3, and 4 allow the campers to have more room and a bit more discretion as to how they set up their camping arrangement.

A total of 100 formalized car parking spaces have been allotted for Zone 1. As previously stated, single occupant vehicles will not be allowed to enter the property. The allotment of 100 parking spaces for car-only attendees is based on an expected mix of 40% two-occupant cars for a total of 80 people; 30% three-occupant cars for a total of 90 people; and 30% four or more occupant cars for a total of 120 people. The 100 Zone 1 spaces would, therefore, provide parking for approximately 300 of the maximum 500 attendees.

The detailed Zone 1 parking plan is presented in "ATTACHMENT D".

A designated lot for drop-off and deliveries is provided as well as a designated lot for oversized vehicles.

Source of water: Although we expect that some attendees will come equipped with their drinking water of choice (e.g. their favorite bottled water), the organizers will provide enough potable drinking water in bulk and in bottles from off-site sources to satisfy the needs of the attendees. The formula for the amount of drinking water to be staged on the property is based on an average consumption of 64 ounces per person. 500 people multiplied by 64 ounces would equal 32,000 oz. or 250 gal. of water consumed in one day. The total amount of water consumption projected would be around 96,000 ounces or 750 gallons over the three-day period.

Method of sewage disposal: the organizers will provide sufficient portable toilet facilities following the estimated calculation below.

Source: http://www.mrcesspool.com/plan_event.htm

People Attending	Number Of Hours for Event									
	1	2	3	4	5	6	7	8	9	10
	Units Needed									
50	1	1	1	1	2	2	2	2	2	2
100*	2	2	2	2	3	3	3	3	3	3
250*	3	3	3	3	4	4	4	6	6	6
500*	2	4	4	5	6	7	9	9	10	12
1,000*	4	6	8	9	9	11	12	13	13	13
2,000*	5	8	9	12	14	16	18	20	23	25
3,000*	6	9	12	16	20	24	26	30	34	38
4,000*	8	13	16	22	25	30	35	40	45	50
5,000*	12	15	20	25	31	38	44	50	56	63
6,000*	12	19	22	30	38	45	53	60	68	75
7,000*	12	19	26	35	44	53	62	70	79	88
8,000*	12	20	30	40	50	60	70	80	90	100
10,000*	15	22	36	50	63	75	88	100	113	125
*1 Unit provides approximately 160 to 200 uses with 4 hours between uses and no pumping service is provided, with a 50% mix of men and women.										

One unit provides approximately 160 to 200 uses with 4 hours between uses and no pumping service is provided, with a 50% mix of men and women.

Our event will run 15 hours a day for a total of 45 hours over the three-day period.

We will provide 16 Standard Toilets / 4 ADA Toilets / 4 Hand Washing Stations for toilet areas / 2 Hand washing

Stations for the Food area. Sweet Pea Sanitation will provide the toilets and washing stations.

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The layout of sanitary facilities is presented in "ATTACHMENT E".

Food Services Facilities: The Ascension Gathering will provide the attendees with the option to purchase a one time "Family Dinner Meal" for Saturday evening. We feel that having a group dinner with all that choose to join in is an integral part of the message behind Ascension. The event is heavily based off of community and teamwork. It is crucial to include the community and share stories, and discussions over a home cooked meal.

- The food provider will be Amador County permitted.
- Food providers will use two 10'x10' walled and screened tents.
- Refuse containers are lined and regularly serviced.
- No wares will be washed at the event. No wastewater disposal is being provided.
- Hand Washing Stations are self-contained portable units, delivered and removed by Sweet Pea Sanitation.

The layout of food services facilities is presented in "ATTACHMENT F".

Proposed scheduling of project construction: The event is scheduled to begin at noon on Friday, October 23rd and end by 2:00 PM, Monday October 26th. The setting up of the facilities would begin on Monday, October 19th and the site would be cleared of any evidence that an event had occurred by close of business on Tuesday, October 27th.

Project phases / incremental development: One phase beginning to end.

Associated projects: none

Subdivision, residential, commercial, industrial, institutional projects: None

Variance, conditional use permit, or rezoning application: Yes, conditional use required to accommodate a gathering event for an estimated 500 persons.

ADDITIONAL INFORMATION

NO to the following:

- Change in existing land features or contours;
- Change in scenic views or vistas;
- Change in pattern, scale, or character of general area;
- Significant amounts of solid waste or litter;
- Change in dust, ash, smoke, fumes, or odors;
- Change in surface or ground water quality or quantity;
- Siting on filled land or slopes greater than 10%;
- Use of hazardous materials, toxic substances, flammables, or explosives;
- Substantial change in demand for municipal services;
- Substantial increase in fossil fuel consumption;

YES to the following:

- Change in existing noise or vibration levels in the vicinity
 - Music would be provided. The music is not to be provided by live bands. All music is pre-recorded and sound levels can be controlled.

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- The portion of the 230-acre property selected for the gathering is an approximate 35-acre natural bowl within the total gathering and parking area of approximately 50-acres. The natural bowl effectively contains and dampens noise.
- Only one neighbor on a hill above the property has a view of, and into, the 35-acre bowl. The bowl is completely secluded from sight as regards other neighbors and Sutter-Ione Road.
- The distances between the gathering location and neighbors within a one-mile radius is presented in "ATTACHMENT G".
- Relationship to a larger project or a series of projects
 - This conditional use permit application is for a single event. As such, it is a "test event". If the permit is awarded and IF the gathering is successful in terms of participation and neighbor comfort and acceptance, our plan would be to readdress the county for a second individual gathering permit.
 - IF all factors remain positive following the second gathering, our plan would be to approach the county to permit three to four gatherings per year – one or two in the early Spring; one in late Summer; and, one in mid-Fall on the subject property.
 - This gathering falls under the theme of sustainable agriculture, food quality, and architecture. Each gathering would have a slightly different theme. Each would be a collaborative, social gathering.

ENVIRONMENTAL SETTING

Describe the project site: The approximate 230-acre subject site topography is rolling hills in the eastern half of the property and gently sloping terrain in the western half of the property. The eastern half of the property is majority vegetated by open grasslands with a scattering of oak trees. The western half of the property is majority vegetated by pine trees with a scattering of oak trees and occasional grasslands. The soils are stable throughout with little evidence of erosion. A small number of cattle graze the property through a lease arrangement. Other mammals include a sparse arrangement of squirrels, mice, and deer. Birds include the typical oak grassland collection of buzzards, crows, doves, quail, and woodpeckers. There are no known cultural, historical, or archeological remains on the site. Both extensive archeological and botanical surveys have been conducted on the entire property; both with negative results.

Fixed structures include a house of approximately 2,400 square feet, two well housings, fences and gates. A small pond that catches and holds rain runoff is located in the eastern half of the property. The site has a well-defined road system that essentially comprises two loops off the main entry road; one loop that services the eastern half of the property and one loop that services the western half of the property. There are two entry gates that service the entire 230-acre property; one of which is solar powered and opened by a keypad and the other is manual. This loop will be used to create a proper Ingress/Egress plan of action. All traffic will flow in one direction in a circular fashion. (See Attachment C) Being that no vehicles for this particular event will be allowed to leave until Sunday afternoon we do not foresee any IN & OUT traffic issues.

The approximate 50-acres that will contain all elements of the gathering encompasses the northeastern corner of the property. Within that area lays the approximately 35-acre bowl

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within which the majority of the activities will occur. As previously stated, the bowl is completely out of site from all but one home located on a hill above the bowl. The vegetation in the bowl consists primarily of grasslands with a few scattered oaks and a few scattered redwood trees that have been planted in the vicinity of the pond.

Describe the surrounding properties: An area map showing all existing structures and the distances between those structures and the 35-acre bowl is presented in "ATTACHMENT G".

There are eight properties that border the 230-acres: one property to the east; three properties to the north; two properties to the west; and two properties to the south. Sutter-Ione Road separates the two parcels to the south from the site. The home located on the hill that has the only view of the bowl is not located on a parcel that borders the property. The only other home that has a view of any part of the 230-acres is located on one of the two parcels that border the western boundary of the property.

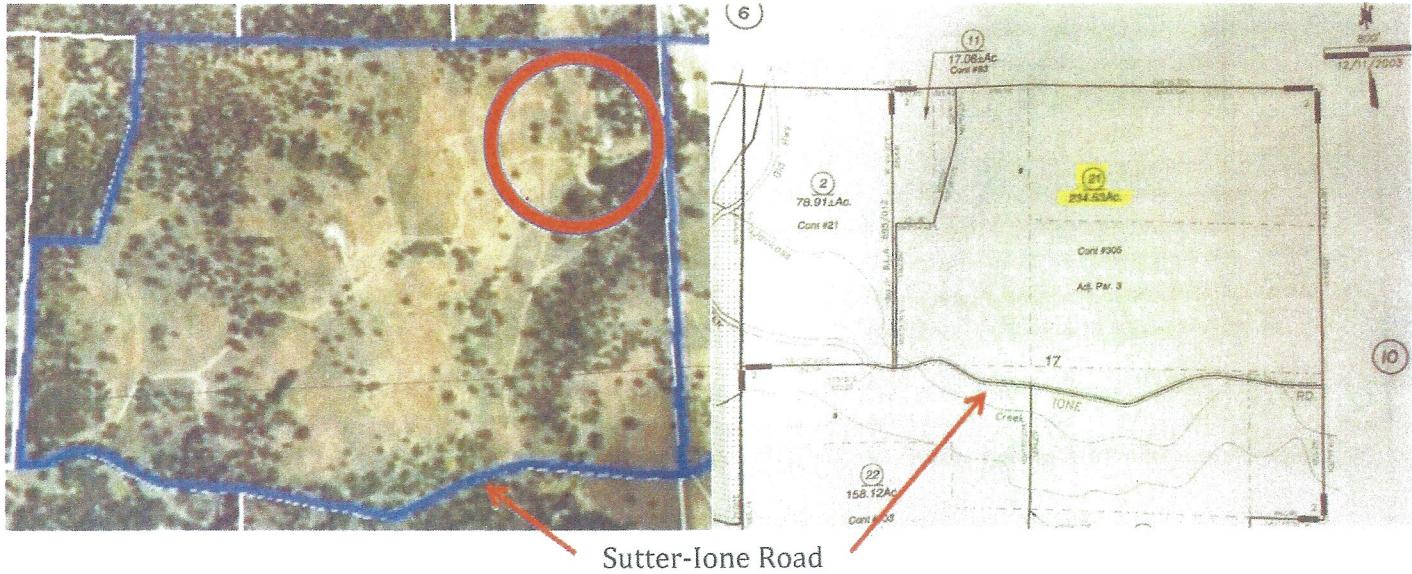
The only land use that borders the 230-acres is agricultural. There are no intense land uses on any of the eight border properties or for that matter between HWY 124 to the west; Payne Road to the east; and miles north and south of the site.

Describe any hazards: There is one shallow vertical mineshaft completely fenced off adjacent to the pond, and is not a liability. There are no other tunnels, airshafts, or open hazardous excavations anywhere within the 230 acres.

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ATTACHMENT A
Property use map

230-Acre Ott Property



35-Acre Bowl (located in circle above)



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ATTACHMENT B
Organizer biographies and credentials

Nicholas Chirichillo

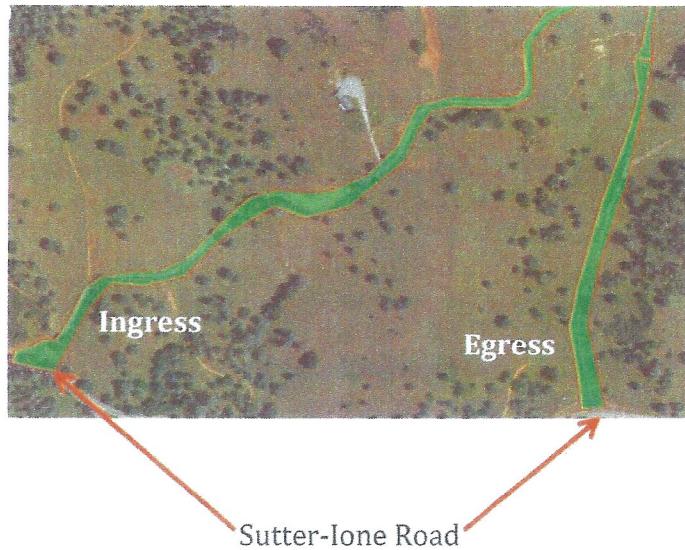
Nicholas Chirichillo has over 15 years of professional experience in the Hospitality and Event industry. He spent his early years growing up on the East Coast helping out in the family motel business. When Nick was 14 he was one of the first employees to start working as a server at the Ritz Carlton in Half Moon Bay in their restaurant. He continued to work for a ten-year stay between Half Moon Bay and the Marina Del Rey location in Los Angeles. From the time his parents opened their West Coast winery in 2004, Nick has played an integral part in business development, all while maintaining other entrepreneurial endeavors, such as a Limousine Company, Apparel business, etc. Nick continues to stay active in Business Development at the family business of entertainment at Domenico Winery in San Carlos, CA. Wearing multiple hats, he has even contributed to the farming of the grapes that we currently grow on our property in Lone. Nicholas' professionalism and expansive knowledge of the event industry will ensure success at any scale.

Matthew Chirichillo

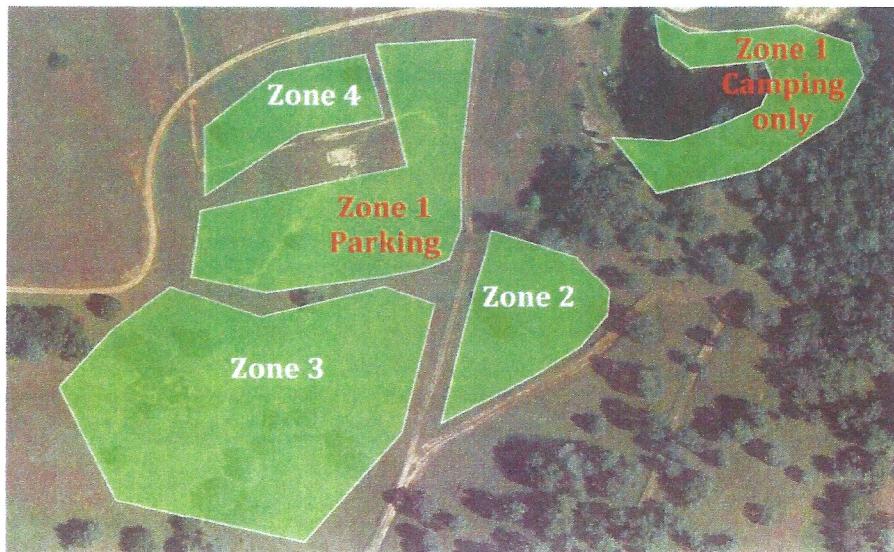
Matthew Chirichillo has also been raised in the same family business his whole life. He has always participated in bringing these events to fruition. Matt is a highly trained Professional Tour and Production Manager, in addition to many other job titles. He has worked with a handful of the world's top artists and acts for the past six years, including The Eagles, Joe Walsh, Christina Aguilera, Mariah Carey, Avril Lavigne, One Republic, Blake Shelton, The Jackson's, and the Playing For Change non profit organization to name a few. He has extensive knowledge in all aspects of Event Accounting, Budgeting, Tour Production, Tour Management, Logistics, Audio, Video, and all other entertainment related fields. Matthew has all the skills one would need to produce any size event as he currently does so in Arenas and Stadiums around the world for crowds up to 100,000 people.

ATTACHMENT C
Traffic flow and parking management plan

Ingress, egress and circulation on existing roads on the subject property

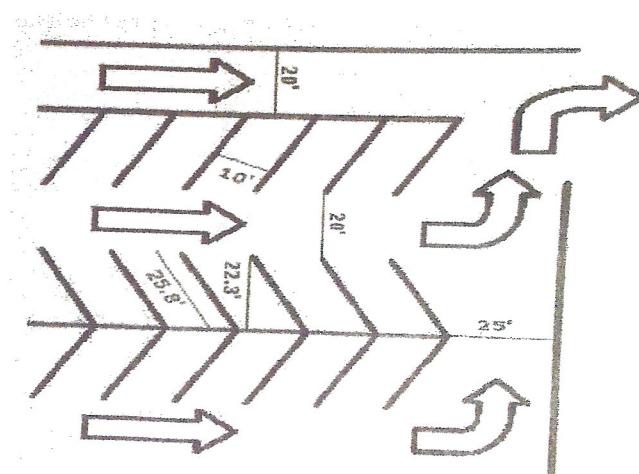
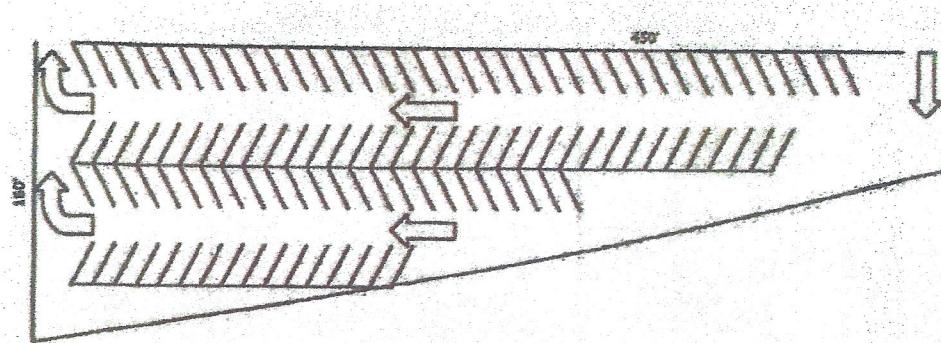


Camping and parking areas (see Zone 1 parking plan on Attachment "D")



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ATTACHMENT D
Zone 1 parking plan

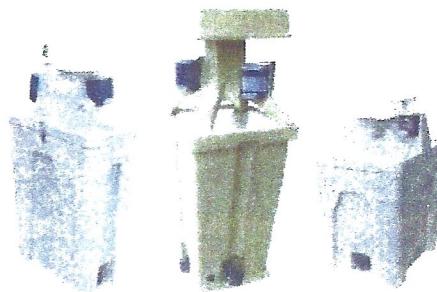
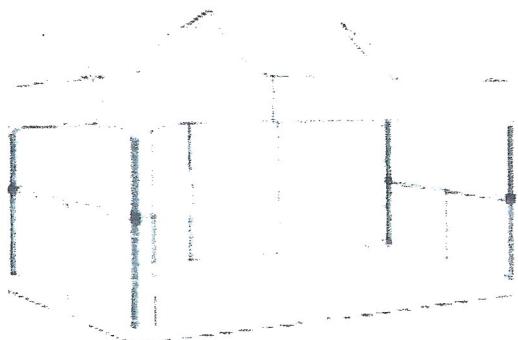
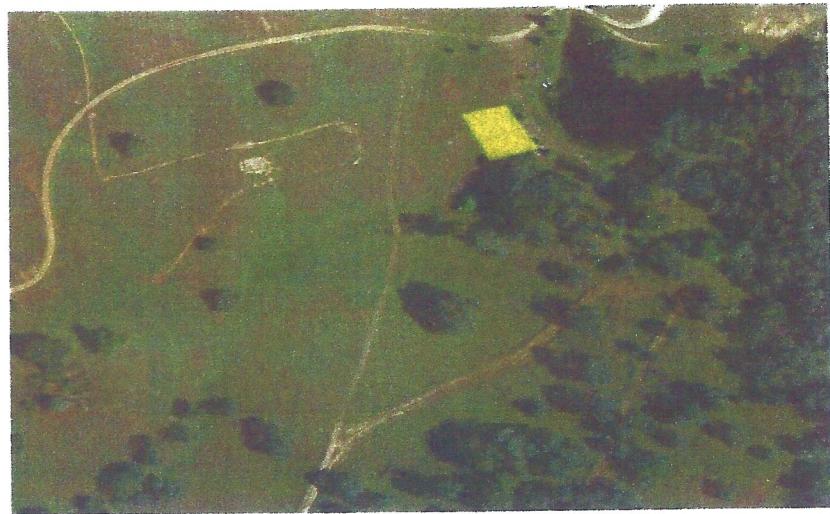


ATTACHMENT E
Onsite layout of sanitary facilities



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ATTACHMENT F
Onsite layout of food services facilities



ATTACHMENT G
Map of surrounding properties and distances from the bowl

