



HISTORIC PRESERVATION REVIEW COMMISSION



TERRY BREJLA, CHAIR
LISA DEHART, VICE CHAIR

**HISTORIC PRESERVATION REVIEW COMMISSION
COMMISSION AND COMMITTEES ROOM, 3RD FLOOR
48 YANEY AVENUE, SONORA
December 1, 2025
4:00 p.m.**

You also may submit written comments by U.S. Mail to 2 South Green Street, Sonora, CA 95370 or email (cdd@tuolumnecounty.ca.gov) for retention as part of the administrative record. Comments will not be read during the meeting.

PUBLIC FORUM: 15 minutes

The public may speak on any item not on the printed agenda. No action may be taken by the Commission.

COMMISSION BUSINESS:

A. Reports from Commissioners and staff

PUBLIC HEARING:

None

NEW BUSINESS:

HENINGTON, Historic Conditional Use Permit LUNR-25-22 to allow a 241± square foot addition consisting of a kitchen and bathroom to an existing building. The project site is a 5,227.2± square foot parcel zoned C-1:D:HDP:MX (General Commercial: Design Review: Historic Design Preservation: Mobilehome Exclusion Combining) district under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project is located at 18280 Main Street, approximately 55 feet west of the intersection of Main Street and Willow Street in the community of Jamestown. Within a portion of Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian. Assessor's parcel number: 003-330-007.

OLD BUSINESS:

Discussion of impacts to historic sites as a result of Chinese Camp Fire.

COMMITTEE REPORTS:

1. **Demolition Review Committee** – Committee report; take action as necessary.
2. **Grant Committee** – Committee report; take action as necessary

ADJOURNMENT

The Minutes, Staff Reports, and other documents for the items referenced in this Agenda are available for review at the Tuolumne County Community Development Department, 48 Yaney, Sonora, California, and online at <https://www.tuolumnecounty.ca.gov/140/Historic-Preservation-Review-Commission>. Any other materials related to the items referenced in this Agenda that are provided by the County to the HPRC Commissioners prior to the meeting are available for review at the Tuolumne County Community Development Department, 48 Yaney, Sonora, California, and will be available at the meeting. Any

materials provided to the Commissioners during the meeting by the County will be available for review at the meeting, and materials provided by the public will be available for review at the Community Development Department the day following the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (209) 533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility.

s:\commissions\hprc\2025\agenda\12-1-2025 hprc agenda.doc

LUNR-25-22 (Hennington)

DATE: November 20, 2025

SURFACE/MINERAL

RIGHTS OWNER: Bill Henington and Melissa Henington

APPLICANT: Jared Malone
209-559-9771

PROJECT SITE SIZE: 1.13± Acres

CURRENT ZONING: C-1:D:HDP:MX

CURRENT GENERAL PLAN: General Commercial (GC)

SUPERVISOR DISTRICT: 5- Brandon

PROJECT AND LOCATION

PROJECT

DESCRIPTION: Historic Conditional Use Permit LUNR-25-22 to allow a 241± square foot addition consisting of a kitchen and bathroom to an existing building. The project site is a 5,227.2± square foot parcel zoned C-1:D:HDP:MX (General Commercial: Design Review: Historic Design Preservation: Mobilehome Exclusion Combining) district under Title 17 of the Tuolumne County Ordinance Code (TCOC).

LOCATION: The project is located at 18280 Main Street, approximately 55 feet west of the intersection of Main Street and Willow Street in the community of Jamestown. Within a portion of Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian. Assessor's parcel number: 003-330-007.

ENVIRONMENTAL EVALUATION

After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. The project consists of a 241± square-foot addition to an existing commercial structure for use as a kitchen and bathroom. The addition qualifies as a small commercial structure and represents only a minor expansion of an existing facility, consistent with the Class 3 categorical exemption. None of the exceptions to the use of categorical exemptions set forth in Section 15300.2 of the CEQA Guidelines apply. The project site is not located in an environmentally sensitive area, the project will not result in cumulative impacts, and the scope of work does not present unusual circumstances that could result in a significant environmental effect. Therefore, the project is categorically exempt from CEQA under Section 15303 of the State CEQA Guidelines.

RECOMMENDATION:

Community Development Department Staff recommends approval of Historic Conditional Use Permit LUNR-25-22 based upon the following findings and subject to the attached conditions 1 through 23:

- A. The proposed development is consistent with the General Plan.
- B. The proposed development is in accordance with the Tuolumne County Ordinance Code.

LUNR-25-22 (Hennington)

- C. The proposed use can be accommodated within the current capacity of existing municipal facilities.
- D. The size and terrain of the parcel can accommodate the proposed uses without negative effects to the environment.
- E. Under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed use or be injurious to property and improvements in the neighborhood.
- F. The proposed project is exempt pursuant to Section 15303 of the *State CEQA Guidelines*.

SUGGESTED ACTION:

Recommend approving Historic Conditional Use Permit LUNR-25-22 based on Findings A through F.

LUNR-25-22 (Hennington)

ATTACHMENTS:

Attachment 1: Agenda Map

Attachment 2: Site Plan

Attachment 3: Building Plans (Sheets G-100, A-101, A-102)

Attachment 4: Colored Elevations

Attachment 5: DPR Form

Attachment 6: Conditions of Approval

LUNR-25-22 (Hennington)

DETAILED PROJECT DESCRIPTION:

Historic Conditional Use Permit LUNR-25-22 to allow a 241± square foot addition consisting of a kitchen and bathroom to an existing commercial structure. The applicant plans to add new siding to the fiber cement board and batten material. The proposed color of the building is Benjamin Moore Swiss Coffee. The proposed use for this structure is a retail type champagne bar. Bars and indoor retail services are a permitted use in the C-1 zoning district. Pursuant to [section 17.20.020\(E\) of the TCOC](#), no building, structure, object, or site in a Historic (H) Combining District may be constructed or altered in exterior appearance without first obtaining a use permit. None of the exceptions listed under this section apply for an exemption for the Historic Conditional Use Permit. Pursuant to Section 17.20.020(L), use permit applications under Sections 17.20.020(C) and (E) follow the procedures in Chapter 17.100, except they must first be referred to the Historic Preservation Review Commission for comment and recommendation before any action is taken. A copy of the recorded Department of Parks and Recreation (DPR) Primary Record Form has been included for convenience to provide additional context if needed.

HISTORIC CONDITIONAL USE PERMIT FINDINGS:

Chapter 17.100 of the TCOC requires that evidence be shown that the proposed project meets the necessary findings for the Historic Conditional Use Permit. Below are the required findings and information to support Staff's recommendation to approve the proposed project.

A. The proposed development is consistent with the General Plan.

1. The project site contains the General Commercial (GC) General Plan land use designation. The purpose of the GC designation is to provide for a variety of sales and service establishments which serve both the residents of Tuolumne County and its visitors. This designation is found within urban areas and along highway corridors to provide large scale retail and office operation in buildings not exceeding 50 feet in height. The proposed addition and alteration of a commercial structure is consistent with the purpose of the GC designation.
2. The project site is within the area that is subject to the Jamestown Community Plan found in Volume III of the 2018 Tuolumne County General Plan. The proposed project is consistent with the following Goals, Policies, and Implementation Programs of the Jamestown Community Plan.

Policy JT-A.3

Require new development within the Design Review Combining District and encourage new development within the Historic Design Preservation Combining District to be compatible with the Jamestown Design Guidelines in order to preserve the historic character of Jamestown.

Implementation Program JT-A.d

Continue to maintain a design guide for new development and alterations of existing buildings or structures that reflects the historic charm of Jamestown.

3. The project site is located in an area subject to the Jamestown Design Guidelines. The project has been reviewed for consistency with the Jamestown Design Guidelines and has identified specific design criteria from the Jamestown Design Guidelines below:
 - The buildings in Jamestown have gabled, hip, or flat roofs. The roof will follow the existing roof line.
 - The building height is consistent and will match the existing structure.
 - The color of the storage structure is consistent with the color palettes already established by adjacent buildings and surrounding development. The proposed color of the building

LUNR-25-22 (Hennington)

is Benjamin Moore Swiss Coffee. This color selection is consistent with the Jamestown palette and will not introduce a contrasting or incompatible tone into the streetscape.

- The projects construction materials will be using siding to the fiber cement board and batten material.

Jamestown Design Guidelines can be found at this link:

- <https://www.tuolumnecounty.ca.gov/DocumentCenter/View/2335/Jamestown-Design-Guidelines?bidId=>

4. The proposed project (LUNR-25-22), including any subsequent building permit, will be reviewed for consistency with the Jamestown Design Guidelines. The 241± square-foot addition comprising a kitchen and bathroom to the existing building is a permitted use within the C-1 zoning district. However, because the parcel includes the: H and :HDP combining districts, the addition requires a Historic Conditional Use Permit for exterior alteration. The role of the Historic Preservation Review Commission is to review LUNR-25-22 and provide comments and recommendations regarding the project.

B. The proposed development is in accordance with the Tuolumne County Ordinance Code.

5. The project site is currently zoned C-1:D:H:HDP:MX (General Commercial: Design Control Combining: Historic Combining: Historic Design Preservation Combining: Mobilehome Exclusion Combining) under Title 17 of the TCOC. Historic Conditional Use Permit LUNR-25-22 is to review the 241± square-foot addition and exterior alteration for compliance with Section 17.20.020 of the Tuolumne County Ordinance Code (TCOC). The proposed use is permitted in the C-1 zoning district. Pursuant to Section 17.100.030(2) the proposed addition is site development permit exempt.
6. Table 1 below has been linked to all respective Title 17 chapters of the TCOC to identify their purpose and provide relevant information:

Table 1:

<u>Zoning</u>	<u>TCOC Section</u>	<u>Link</u>
C-1	17.14	https://www.tuolumnecounty.ca.gov/DocumentCenter/View/424/Chapter-1714---Commercial-and-Mixed-Use-Zoning-Districts?bidId=
D		Design Review is no longer within the Tuolumne County Ordinance Code. Staff uses the design guidelines for reference.
H & HDP & MX	17.20	https://www.tuolumnecounty.ca.gov/DocumentCenter/View/428/Chapter-1720---Combining-Districts?bidId=

C-1 = General Commercial
H = Historic Combining

D = Design Review
HDP = Historic Design Preservation

MX = Mobilehome Exclusion

7. As described above, Section 17.20.020 of the Tuolumne County Ordinance Code (TCOC) states that no structure, building, object, or site in a Historic (:H) and Historic Design Preservation (:HDP) combining district may be constructed or altered in exterior appearance without first obtaining a use permit, unless specifically exempted. The proposed project does not qualify for an exemption from the need to obtain a historic Conditional Use Permit. Therefore, the applicant has applied for a Historic Conditional Use Permit LUNR-25-22.
8. Pursuant to TCOC 17.20 the procedure for action on an application for a historic use permit shall be set forth in Chapter 17.100 of the TCOC except that prior to any action taken by the decision-making body, the application shall be referred to the Historic Preservation Review Commission for comment and recommendation. The decision-making body consists of the

LUNR-25-22 (Hennington)

CDD Director or the Planning Commission.

9. Chapter 17.30 of the TCOC indicates the parking requirements for various uses. The applicants for LUNR-24-22 have indicated a champagne bar type use. Bars are permitted in the C-1 zoning district. [Section 17.30.050](#) of the TCOC applies to this parcel as the parcel is designated within a Historic Design Preservation District. All commercially zoned parcels within a designated Historic Design Preservation (HDP) District shall be classified as if it were a "shopping center" type use and provide parking at a ratio of one (1) parking space per 250 square feet of gross floor area. This provision does not apply to motel and hotel businesses within an HDP District".

10. Per the attached building plan sheet set the total conditioned space of the structure is 1,205± square feet.

1,205 sq.ft / 250sq.ft. = 4.82 spaces which equates to 5 spaces.

11. Per the site plan (Sheet G-104) the applicant depicts one standard and one ADA space. Public parking spaces or on-street parking can aid to achieve the minimum required parking. Upon submittal of the building permit total parking spaces will be calculated to meet the requirements set forth in Chapter 17.30 of the TCOC. The project would be subject to Traffic Impact Mitigation Fees in accordance with Chapter 3.54 of the TCOC, which are calculated and due at the time of the building permit submittal. These requirements have been incorporated into the project's conditions of approval.

C. The proposed use can be accommodated within the current capacity of existing municipal facilities.

12. The project site is located within an established commercial area served by Tuolumne Utilities District (TUD) for water and by the Jamestown Sanitary District (JSD) for sewer. Based on the advisory agency responses, both agencies have confirmed that their systems have adequate capacity to serve the proposed 241± square-foot addition, subject to standard connection requirements and payment of capacity fees.
13. TUD's response confirms that adequate water supply, treatment, and storage capacity exist to serve the project. They also identify no constraints on capacity and states that service can be provided once standard conditions and capacity fees are met.
14. JSD's response indicates that a 6-inch sewer main is located near the project site and that disposal capacity is available. Sewer treatment capacity is currently unavailable but is expected to be available after July 1, 2026. The applicant will be responsible for paying all required capacity fees, completing any necessary service connection upgrades, and installing a grease interceptor for the proposed kitchen use.
15. Both TUD and JSD have confirmed that facilities exist to accommodate the proposed use with standard conditions and capacity fee payments. No off-site improvements or public infrastructure expansions are required. Therefore, the proposed development can be adequately served by existing municipal facilities, satisfying Finding C.

D. The size and terrain of the parcel can accommodate the proposed uses without negative effects to the environment.

16. The project site is a 5,227± square-foot, fully developed commercial parcel with level terrain and existing access, utilities, and site improvements. The proposed 241± square-foot addition is modest in scale and can be accommodated within the existing building footprint area without grading, vegetation removal, or changes to site circulation. No natural resources

LUNR-25-22 (Hennington)

or environmental constraints occur on the site, and the addition will not create any physical impacts beyond those associated with typical commercial development. Therefore, the parcel's size and terrain are adequate to support the proposed use without adverse environmental effects.

E. Under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed use or be injurious to property and improvements in the neighborhood.

17. On September 24, 2025, thirty adjoining property owners within 300 feet were notified of the project via mail. The project was also posted to the Planning webpage. The CDD received no responses from members of the public.

18. LUNR-25-22 has been reviewed by the County of Tuolumne Public Works Department, Building and Safety Division, Environmental Health Division, Survey Division, Fire Prevention Division, Tuolumne Utilities District (TUD), Jamestown Sanitary District (JSD), and the California Department of Transportation (Caltrans). All agencies that reviewed this project had no objection to the proposed project and provided standard conditions of approval. Copies of the responses received have been saved in the project file. The project would comply with all applicable regulations for development.

G. The project is exempt pursuant to Section 15303 of the *State CEQA Guidelines*.

19. After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. See the Environmental Evaluation section above for additional information regarding the CEQA exemption.

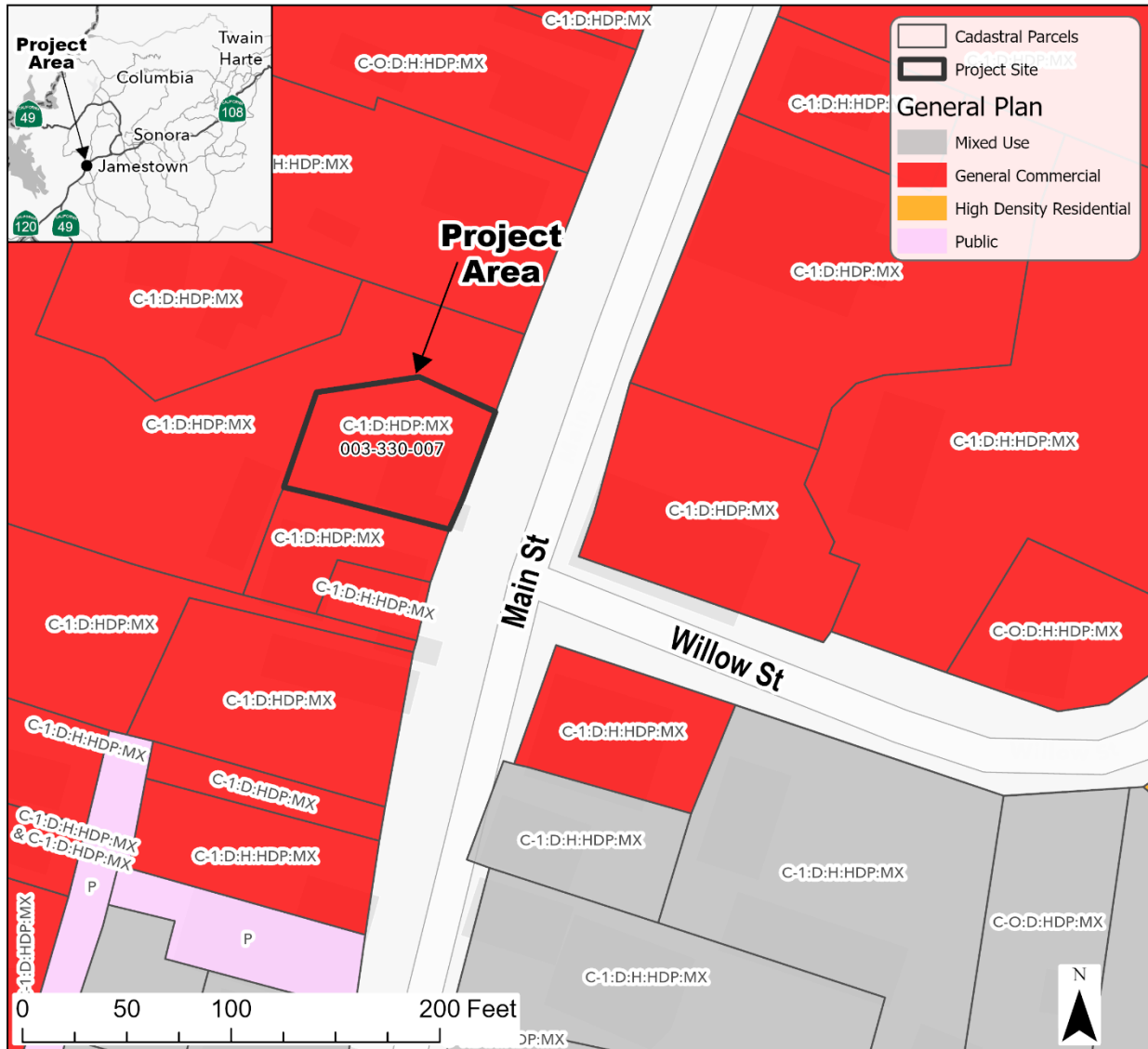
PREPARED BY: Cheydi Smith, Senior Planner

S:\Planning\PROJECTS\LUNR Projects\2025\LUNR-25-22 (Hennington Shop - CUPH)\Agenda & Conditions\Agenda Report_LUNR-25-22.docx

LUNR-25-22 (Hennington)

Attachment 1: Agenda Map

LUNR 25-22



Project: LUNR 25-22

Owner: Bill Henington

Applicant: Jared Malone

APN: 003-330-007

Acres: 0.1± acres

Current Zoning: C-1:D:HDP:MX

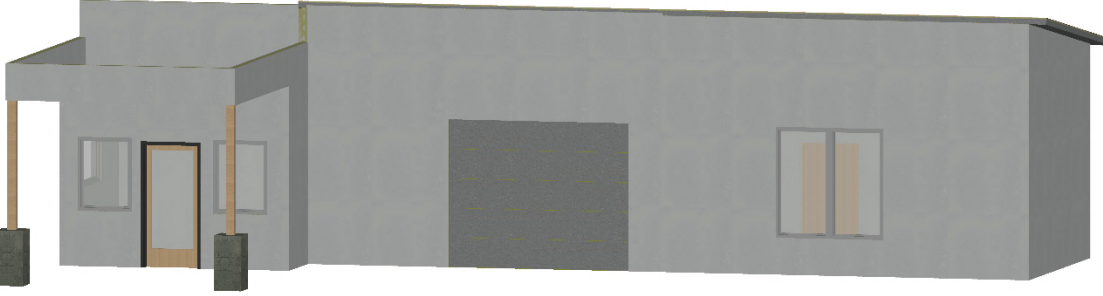
Current General Plan Designation: Historic Conditional Use Permit LUNR-25-22 to allow a 241± square foot addition consisting of a kitchen and bathroom to an existing building. The project site is a 5,227.2± square foot parcel zoned C-1:D:HDP:MX (General Commercial: Design Review: Historic Design

Preservation: Mobilehome Exclusion Combining) district under Title 17 of the Tuolumne County Ordinance Code (TCOC)

Attachment 2: Site Plan



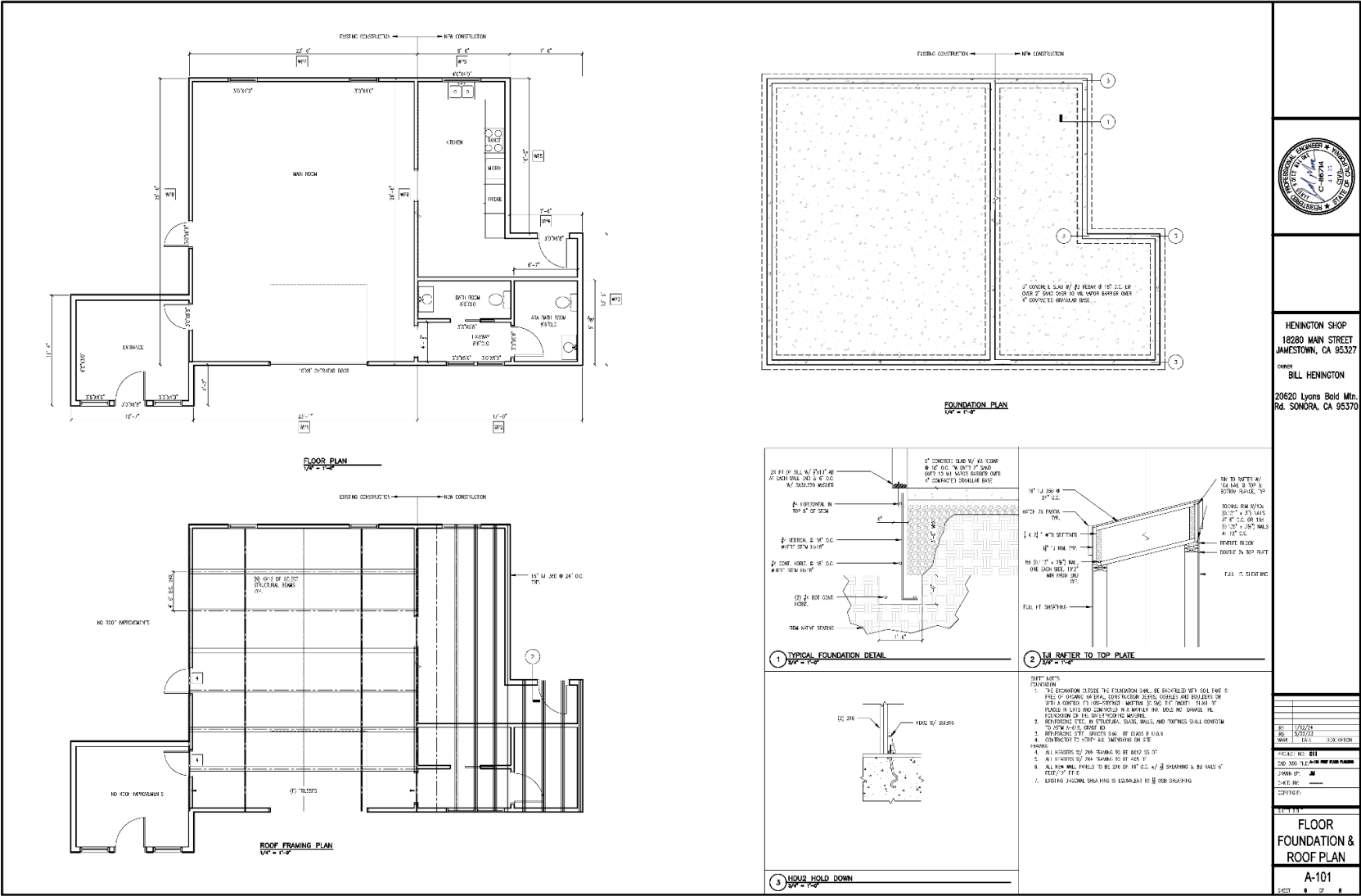
HENINGTON SHOP



1. SOIL DESIGN PARAMETERS BASED ON VALUES PROVIDED IN 2022 OREGON BUILDING CODE, CHAPTER 16, AREA THREE (FOUNDATION, LOAD-BEARING WALLS, FRT'S & SILL).
2. A FOUNDATION FRT PROVIDING RESISTANCE TO UPLIFT.
3. ALLOWABLE UPLIFT, BENDING, AND SHEAR.
4. A FINAL ALLOWABLE FOUNDATION DEFORMATIONS WILL BE VERIFIED ON SITE.
5. A GEOTECHNICAL ENGINEER OR OTHER REPRESENTATIVE IS RECOMMENDED (NOT REQUIRED) TO AVAILABLE IN THE TIME OF THE FOUNDATION INSTALLATION TO VERIFY THE SOIL DESIGN PARAMETERS AND TO PROVIDE ASSISTANCE IF ANY FURTHER QUEST IN FOUNDATION INSTALLATION OF THE SOIL PROPERTIES OR FOUNDATION DESIGN REQUIREMENTS ARE ENCOUNTERED. THE GEOTECHNICAL ENGINEER OR OTHER REPRESENTATIVE WILL BE AVAILABLE TO ADVISE THE DESIGNER OF ANY RECOMMENDATIONS THAT MAY BE REQUIRED TO MODIFY THE FOUNDATION PROCEDURES MAY OCCUR. FOUNDATIONS WILL NEED TO BE ANALYZED AGAINST THE SOIL CONDITIONS THAT EXIST IF ANY REINFORCEMENTS OR REINFORCEMENTS ARE NOTIFY ENGINEER OF SOIL DISPARITIES. FOUNDATIONS WILL THEN BE REMOVED ACCORDINGLY.
6. FOUNDATIONS WILL BE ANALYZED FOR RECOMMENDATIONS DIRECTLY BASED ON THE SOIL CONDITIONS THAT EXIST. FOUNDATIONS WILL BE REMOVED ACCORDINGLY.
7. FOUNDATIONS WILL BE ANALYZED FOR RECOMMENDATIONS DIRECTLY BASED ON THE SOIL CONDITIONS THAT EXIST. FOUNDATIONS WILL BE REMOVED ACCORDINGLY.

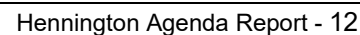
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LUNR-25-22 (Hennington)



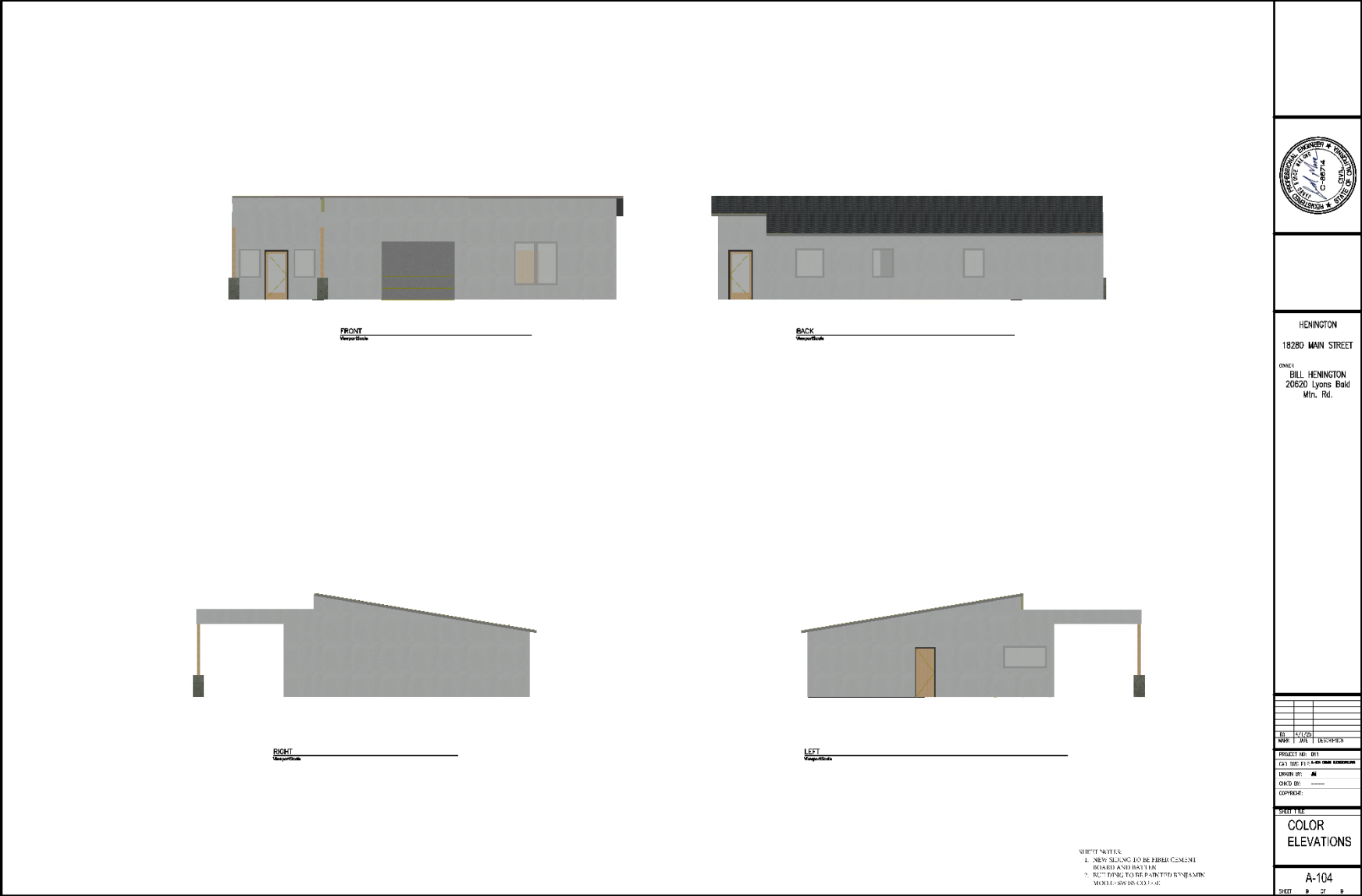
DATE	4/7/95	TIME	10:00
PROJECT NO.	011		
PROJECT NAME	A-101 FURNACE PURGING		
ENGINEER	JM		
CHECKED BY	-----		
COPYING BY	-----		

A-102



LUNR-25-22 (Hennington)

Attachment 4: Colored Elevations



LUNR-25-22 (Hennington)

Attachment 5: DPR Form

State of California—The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>3D</u>
Other Listings Review Code _____	Reviewer _____	Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 18280 Main Street, JS-37

P1. Other Identifier: Gasoline Station, 18280 Main Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Tuolumne

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Sonora, Calif. Date 1987 T 1N R 14E NW ¼ of SE ¼ of Sec. 10; MDBM

c. Address 18280 Main Street City Jamestown Zip 95327

d. UTM: (Give more than one for large and/or linear resources) Zone 10 _____ mE/ _____ mN

e. Other Locational Data: e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 003-330-07 (Lot 27, Bl. 3)

a. Description: Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.

Although the original appearance of this auto repair and gasoline station is unknown, it was a simple square, flat-roofed structure with gasoline pumps covered with a canopy in front. At some date two additions were made to the north elevation. The original section of the building features four-light frame sash windows, with a central door. The primary entry to the north addition, originally an auto repair structure, has been blocked over and the access is now via double French doors. The small structure to the north of that appears to have once housed the restroom facilities for the gasoline station (post 1941). It has arched entries on the north and east sides and a shed roof. Walls of the original structure have been covered with T-111 vertically grooved plywood siding, as has the canopy, while the foundation/wainscoting is of mortared stone. The other sections of the building have been clad in stucco, with a rough troweled face, in recent years. The gasoline station is evidently associated with the auto repair building to the south (18278 Main Street).

*P3b. Resource Attributes: (List attributes and codes) HP6, One story commercial property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) View west,
1 May 2008, IMG-2916

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
ca. 1928

*P7. Owner and Address:

Ken Keagy
852 East Mono Way
Sonora, CA 95370

*P8. Recorded by: (Name, affiliation, address)

Judith Marvin, Terry Brejla
Foothill Resources, Ltd.
P.O. Box 2040
Murphys, CA 95247

*P9. Date Recorded: 5 May 2008

*P10. Survey Type (Describe):
Reconnaissance survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Survey, Inventory, and Evaluation of Jamestown, Tuolumne County, California. Judith Marvin and Terry L. Brejla. Submitted to the County of Tuolumne by Foothill Resources, Ltd., 2008.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List) _____

DPR 523A (1/95)

*Required Information

LUNR-25-22 (Hennington)

State of California—The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 3D

*Resource Name or # (Assigned by recorder) 18280 Main Street; JS-37

B1. Historic Name:

B2. Common Name:

B3. Original Use: Gasoline station

B4. Present Use: Commercial

*B5. Architectural Style:

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca. 1928, two additions to north elevation, date unknown; original building and canopy covered in T-111 vertically grooved plywood siding, rough troweled stucco added on additions, auto bay filled with French doors.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features: Auto repair building, immediately south (18278 Main St.).

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial development

Area Jamestown

Period of Significance 1920s-1930s Property Type Commercial Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Jamestown's history reflects in microcosm the state's history beginning with the Gold Rush. Discovered in August 1848, the Woods Creek placers at Jamestown eventually yielded millions of dollars in gold. When the easily mined gold gave out, the town remained a trade and supply depot for mining higher in the foothills, with a prime location on the roads from the Central Valley, and agriculture flourished beginning in the 1860s with the aid of the ditches constructed to bring the water from the mountains. The "Second Gold Rush" of the 1890s-1910s, the result of advancements in technology and the infusion of foreign capital, granted new life to the town, surrounded as it was by the Mother Lode itself. But it was the coming of the Sierra Railway in 1897 that cemented Jamestown's status. The railroad transported the bounty of Tuolumne County's natural resources, including minerals, cattle, produce, and in particular lumber, to the waiting markets in California and across the country. The railroad also facilitated the dam construction projects of the 1910s-1940s and brought film crews to the area, providing another relatively stable source of income. When a wave of nostalgia began in the 1930s for California's real and imagined romantic past, Jamestown was ideally situated to capitalize on it, and continues to be a destination for tourists seeking the "real" Mother Lode of California's past. The former gasoline station is recommended as eligible for the National and California registers as a contributor to the Jamestown Historic District under Criterion A. It is associated with the commercial development of Jamestown, when Main Street was the state highway. It lacks sufficient integrity of design and materials to be considered under Criterion C. It does not appear eligible under Criteria B or D.

B11. Additional Resource Attributes: (List attributes and codes)

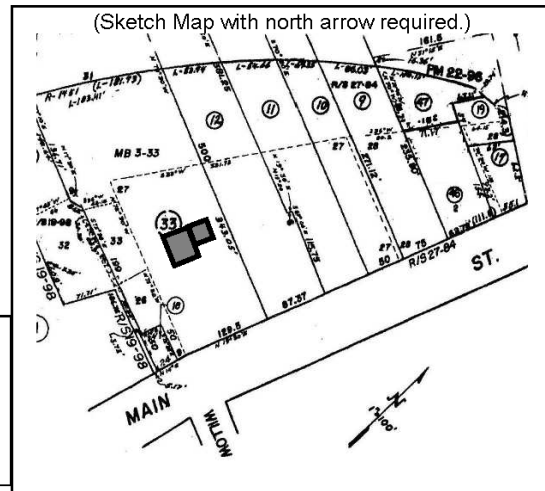
*B12. References:

B13. Remarks:

*B14. Evaluator: Judith Marvin, Terry Brejla
Foothill Resources, Ltd., P.O. Box 2040, Murphys, CA
95247

*Date of Evaluation: 21 September 2008

(This space reserved for official comments)



LUNR-25-22 (Hennington)

State of California—The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

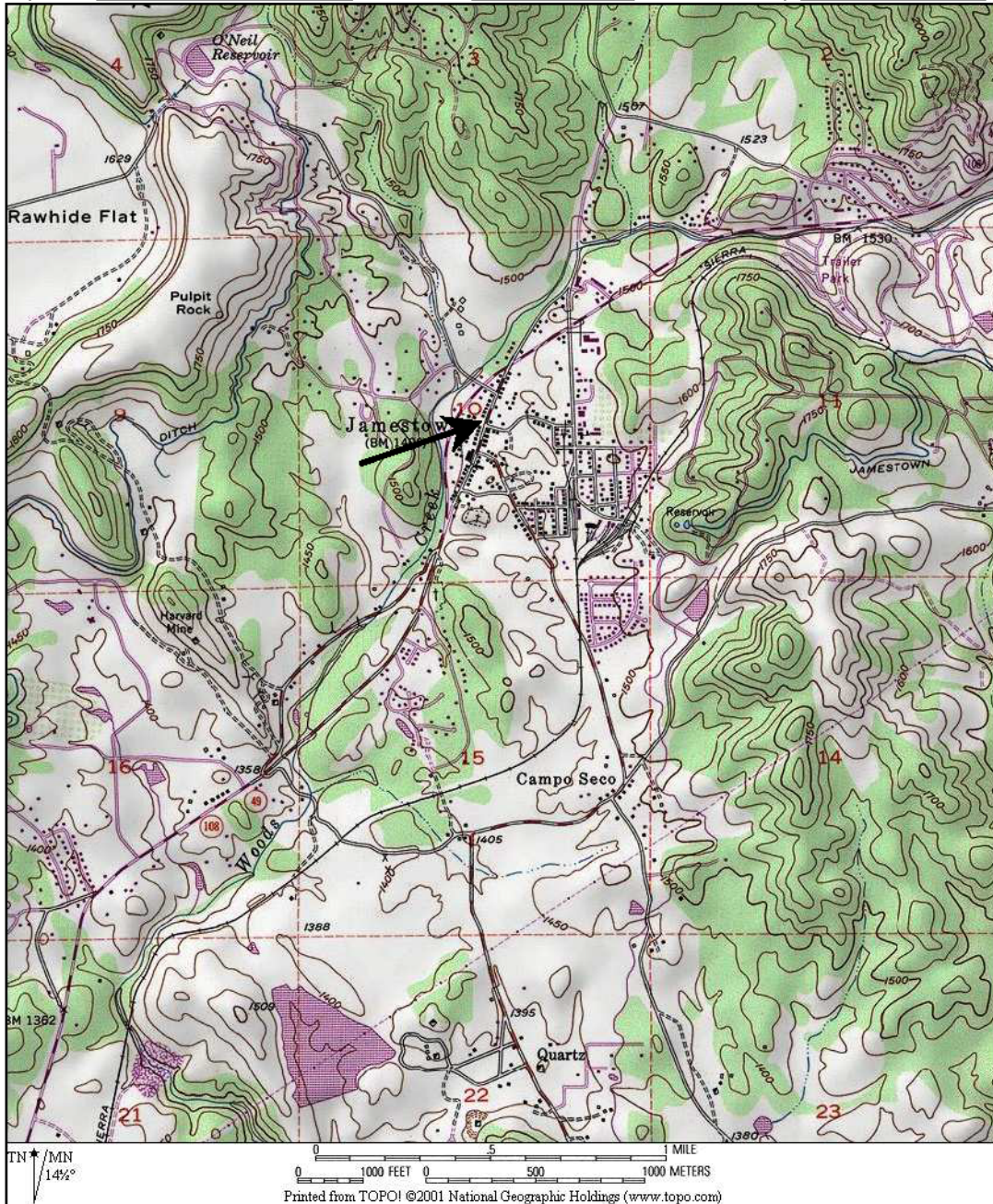
Page 3 of 3

*Resource Name or # (Assigned by recorder) 18280 Main Street, JS-37

*Map Name: Sonora, Calif

Scale: 1:24000

Date of Map: 1948 PR 1987



DPR 523J (1/95)

*Required information

Attachment 6: Conditions of Approval

**CONDITIONS OF APPROVAL
HENNINGTON
HISTORIC CONDITIONAL USE PERMIT LUNR-25-22**

General Conditions:

1. LU As a condition of the grant of approval of this Permit, and as a continuing condition of approval of the Permit, developer/permittee/applicant/property owner/subdivider, and the successor in interest shall defend, indemnify, save and hold harmless the County of Tuolumne, its elected and appointed officials, officers, agents, employees and volunteers from any and all claims, actions, proceedings, or liability of any nature whatsoever (including attorney's fees and costs awards) arising out of, or in connection with the County's review or approval of the application or project on which this condition is imposed, or arising out of or in connection with the acts or omissions of the above described person, and his/her/its agents, employees, or contractors, during any work performed in connection with the application or project. With respect to review or approval, this obligation shall also extend to any effort to attack, set aside, void, or annul the approval of the project including any contention the project approval is defective because a county ordinance, resolution, policy, standard, or plan is not in compliance with local, state, or federal law. With respect to acts or omissions of the above-described person and his/her/its agents, employees, or contractors, the obligation hereunder shall apply regardless of whether the County prepared, supplied, or approved plans, specifications or both. If the defense right is exercised, the County Counsel shall have the absolute right to approve any and all counsel employed to defend the County. To the extent the County uses any of its resources to respond to such claim, action or proceeding, or to assist the defense, the above-described person will reimburse County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at its regular rate for non-County agencies, or any other direct or indirect cost associated with responding to, or assisting in defense of, the claim, action, or proceedings. For any breach of this obligation the County may, without notice, rescind its approval of the application or project to which this covenant/condition is attached. (TCOC, Section 17.98.110(H))

2. BD A Building Permit shall be obtained from the Building and Safety Division of CDD for all non-exempt structures, pursuant to Section 105 of the California Building Code. (CBC, Section 105)

Conditions to be met prior to the issuance of a Building Permit by the Building and Safety Division of the Community Development Department:

3. LU The site plan and elevations shall adhere to the plans as approved by the Community Development Department. Any significant deviation shall require approval of supplemental plans submitted by the property owner. (TCOC, Section 17.98.110(H))

4. BD The project must comply with all applicable provisions of the Americans with Disabilities Act (ADA), and Chapter 11A and/or 11B of the California Building Code as applicable. (TCOC, Section 17.98.110(H))

5. ED/BD Prior to the construction of any site improvements or grading on the site, all property corners shall be monumented and clearly visible. Where a clear line-of-sight between lot corners does not exist, appropriate markers shall be set on the property line to identify the boundaries while construction is in progress. (TCOC, Chapter 12.20)
6. LU A parking area plan shall be submitted to the Land Use and Natural Resources Division for review and approval to meet the required minimum parking spaces for the proposed use. (TCOC, Section 17.98.110(H))
7. LU Submit a lighting plan to the Land Use and Natural Resources (LUNR) Division of the CDD for review and approval prior to the installation of any exterior lighting. The lighting plan shall incorporate the following: direct the light downward to the area to be illuminated, install shields to direct light and reduce glare, utilize low rise light standards or fixtures attached to the buildings, and utilize low or high pressure sodium lamps or LED instead of halogen type lights. The lighting plan shall comply with the International Dark Sky Association standards and fixtures shall have the International Dark Sky Fixture seal of approval. (TCOC, Section 17.98.110(H))
8. LU Submit a Sign Plan to the LUNR Division of the CDD prior to the installation of any signage. All signage on site shall be in compliance with Chapter 17.34 of the Tuolumne County Ordinance Code and the Jamestown Design Guidelines. (TCOC, Chapter 17.34)
9. ED An Encroachment Permit shall be obtained from the Engineering Division of the Department of Public Works for any work or access that may be proposed within the County right-of-way along. An encroachment detail plan shall be submitted to the Engineering Division for review and approval. (TCOC, Chapter 12.04)
10. EH Under the California Health and Safety Code, Division 104, Part 7 (California Retail Food Code), any person proposing to build or remodel a food facility must submit plans to the enforcement agency for review and approval prior to construction or remodeling. Complete plans, including but not limited to, layout, surface completion schedule, plumbing plans, lighting plans, and equipment specifications for any proposed food facility must be submitted to the Environmental Health Division of CDD for review and approval prior to construction. The facility shall comply with all applicable sections of the California Retail Food Code (California Health and Safety Code, Part 7, Section 114380).
11. EH Permanent food facilities must comply with Chapters 1–9 of the California Retail Food Code. (TCOC, Section 17.98.110(H))
12. EH All employees must obtain a food handler certificate within 30 days of employment, and a certified food manager must be designated within 60 days of employment. Operators shall demonstrate knowledge of safe food handling. (TCOC, Section 17.98.110(H))
13. EH Any future upgrades or remodeling must be approved by the Environmental Health Division. (TCOC, Section 17.98.110(H))

14. EH A valid permit to operate a food facility must be issued by the Environmental Health Division of the Community Development Department prior to operation (CHSC Part 7, Section 114381).
15. EH Provide written statement by wastewater utility that grease handling equipment, if necessary, is satisfactory. (TCOC, Section 17.98.110(H))

Conditions to be met during the construction phase of the proposed project:

16. BD/LU Hours of exterior construction on the project site shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. Exterior construction shall be prohibited on Sunday and County holidays. Exceptions to these hours may be authorized by the Community Development Director. 17.98.110(H))
17. LU If a cultural resource is discovered during the activities authorized by this Permit, the person in possession of the parcel for which the permit was issued and all persons conducting any activity authorized by this permit shall comply with the following provisions:
- A. The person discovering the cultural resource shall notify the Community Development Department by telephone within 24 hours of the discovery or the next working day if the department is closed.
 - B. When the cultural resource is located outside the area of disturbance, the Community Development Department shall be allowed to photo document and record the resource and construction activities may continue during this process. On parcels of two or more gross acres, the area of disturbance includes building pads, septic areas, driveways, or utility lines, grading and vegetation removal, plus 300 feet. On parcels of less than 2 gross acres, the area of disturbance equals the boundaries of the parcel.
 - C. When the cultural resource is located within the area of disturbance, all activities that may impact the resource shall cease immediately upon discovery of the resource. All activity that does not affect the cultural resource as determined by the Community Development Department may continue. A qualified professional, as defined in Section 17.04.657 of the Tuolumne County Ordinance Code, such as an archaeologist or an historian, shall be allowed to conduct an evaluative survey to evaluate the significance of the cultural resource.
 - D. When the cultural resource is determined to not be significant, the qualified professional or Community Development Department shall be allowed to photo document and record the resource. Construction activities may resume after authorization from the Community Development Department.
 - E. When a resource is determined to be significant, the resource shall be avoided with said resource having boundaries established around its perimeter by a qualified professional archaeologist or historian or a cultural resource management plan shall be prepared by a

qualified professional to establish measures formulated and implemented in accordance with Sections 21083.2 and 21084.1 of the California Environmental Quality Act (CEQA) to address the effects of construction on the resource. The qualified professional shall be allowed to photo document and record the resource. Construction activities may resume after authorization from the Community Development Department. All further activity authorized by this permit shall comply with the cultural resources management plan.

- F. A cultural resource is any building, structure, object, site, district, or other item of cultural, social, religious, economic, political, scientific, agricultural, educational, military, engineering or architectural significance to the citizens of Tuolumne County, the State of California, or the nation which is 50 years of age or older or has been listed on the National Register of Historic Places, the California Register of Cultural Resources, or the Tuolumne County Register of Cultural Resources. (TCOC, Section 14.10.150)

Conditions to be met prior to the Final Inspection by the Building and Safety Division of the Community Development Department:

18. LU The final project shall meet all requirements mandated by federal, state, or local law. Federal or state law may require additional obligations beyond those required by these conditions or local requirements, including additional analysis of environmental or other issues, over which the County has no control. (TCOC, Section 17.98.110(H))
19. LU/BD All construction on the site shall adhere to the site plan approved by Tuolumne County. Any significant deviation from the plans shall require approval of supplemental plans submitted by the property owner. (TCOC, Section 17.98.110(H))
20. BD The applicable Traffic Impact Mitigation Fee (TIMF) shall be paid to Tuolumne County prior to issuance of a Certificate of Occupancy. The final TIMF will be calculated by the Building and Safety Division upon submittal of a building permit application. (TCOC, Chapter 3.54)
21. LU A site inspection may be conducted by Community Development Department and Department of Public Works personnel to verify compliance with these conditions. (TCOC, Section 17.98.110(H))

On-going Conditions. The owner of the property at the time of construction or use shall be responsible for compliance with the following conditions:

22. LU The parking on the site shall adhere to the Parking Area Plan approved by Tuolumne County. All parking area and traveled ways on the site shall be paved and surfaced as required by the Parking Plan. Any significant deviation from the plan shall require approval of supplemental plans submitted by the property owner. (TCOC, Chapter 17.30 and Section 17.98.110(H))

23. LU The noise levels generated by the project shall be restricted to the following exterior noise limits as measured at the property line:

Zoning Classification of Receiving Property	Noise Level (dB) of Sound Source	
	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
MU, R-3, R-2, R-1, RE-1, RE-2, RE-3, RE-5, RE-10, C-O, C-1, C-S, BP	50 Leq. (1 hour) ¹	45 Leq. (1 hour) ¹

¹Leq. 1 hour refers to the average noise level measured over a one-hour period.
(TCOC, Section 17.98.110(H))

MONITORING PROVISION: A Notice of Action shall be recorded for Conditions 1 through 23 to notify all owners of this parcel of the conditions of this entitlement and these responsibilities. Any violations observed by the Community Development Department and Department of Public Works during regular site inspections or in response to complaints shall be referred to the agency having jurisdiction over the condition for resolution or referred to the Code Compliance Officer for enforcement. (PRC, Section 21081.6; TCOC, Section 17.98.110(H))

COMMUNITY DEVELOPMENT DEPARTMENT CONTACT: Cheydi Smith, Senior Planner