



SIERRA COUNTY PLANNING COMMISSION MEETING AGENDA

July 18, 2019
10:00 AM

Chair: Mike Filippini
Vice Chair: Janet Baldrige
Richard DeVore
Irv Christensen
Liz Fisher

LOCATION: Sierra County Courthouse
Board of Supervisors Chambers
101 Courthouse Square
Downieville, CA 95936

The Sierra County Planning Commission welcomes you to its meetings which are regularly scheduled for the second Thursday following the first Tuesday of each month. Special meetings may be called from time to time and the meeting location, time, and date will be announced at the appropriate time as required by law.

Supporting documentation for meeting agenda matters are available for public review on-line at: www.sierracounty.ca.gov/agendacenter or at the Office of the County Planning Department located in the annex building directly across from the Sierra County Courthouse, Downieville, California, 95936, during regular business hours (M – F, 8:00am – 5:00pm).

1. **CALL TO ORDER/ROLLCALL**

2. **APPROVAL OF AGENDA**
July 18, 2019

3. **APPROVAL OF MINUTES**
January 24, 2019

4. **CORRESPONDENCE**

5. **PUBLIC COMMENT OPPORTUNITY**

At this time, the public has the opportunity to address the Commission concerning any item of interest not listed on the agenda. The Commission may not discuss or take any action on any item presented during the public comment period that is not on the agenda. The Commission may briefly respond to statement made or questions posed by members of the public. Upon recognition by the Chair, please state your name, county of residence, and subject matter. Discussion of any non-agenda items will be limited to three (3) minutes or such reasonable time as is granted by the Chair of the Commission.

6. WORKSHOPS

The Planning Commission allows time for guest presentations on matters of general or specific interest to the Commission or for conducting educational or technical workshops.

No workshops scheduled.

7. PUBLIC HEARINGS

The Planning Commission conducts all public hearings in accordance with its governing by-laws as approved by the Commission and in accordance with Sierra County Resolution 76-80 entitled "Rules of Conduct"

7.1 Rhyne and Bonnie Hollitz, Applicants and Landowners: Consideration of an amendment or correction of a tentative parcel map to remove (strike) a deed restriction placed on a recorded subdivision map that currently prohibits construction of a residence on a 234 ac. parcel zoned A1-Agricultural, and under Williamson Act (agricultural preserve) contract. The project site, identified as APN 013-110-120, is located at 611 W. Willow St., Sierraville. Planning staff's preliminary environmental assessment: exempt under CEQA Guidelines Sections CCR 15303 (Class 3) and 15305 (Class 5) Categorical Exemptions.

7.2 Fred Mitchell, Applicant and Landowner: Consideration of an amendment to a conditional use permit to allow an increase in the number of allowed special events from 10 to 12, and to extend the life of the permit for a period of ten years. The project site, an 80 ac. parcel zoned General Forest, is identified as APN 019-040-009 and located at 320 Independence Lake, south of Sierraville. Planning staff's preliminary environmental assessment: exempt under CEQA Guidelines Sections CCR 15303 (Class 3) and 15304 (Class 4) Categorical Exemptions.

8. BUSINESS REQUIRING ACTION

8.1 Request for Extension on Carrier/Epps Tentative Parcel Map originally approved on May 6, 2008.

9. PLANNING DIRECTOR'S STAFF REPORTS

Brief announcements or brief reports by the Sierra County Planning Director on upcoming projects, county staff activities, upcoming workshop or training opportunities, or other items of interest to the Planning Commission.

10. PLANNING COMMISSIONERS' REPORTS

Brief announcements or brief reports by Planning Commission members on their activities or items of interest to Sierra County.

11. ADJOURNMENT



Planning Commission Staff Report

July 18, 2019

EXHIBIT 1

Project: Hollitz Parcel Map Amendment
File: 1668
Staff Rec. No.: 1204
Request: Parcel Map Amendment
Location: 611 W. Willow St., Sierraville
APN: 013-110-120
Planner: Brandon Pangman

<u>Property Owner</u>	<u>Applicant</u>	<u>Engineer</u>
Rhynie & Bonnie Hollitz 611 W. Willow St. Sierraville, CA 96126	Rhynie & Bonnie Hollitz P.O. Box 209 Sierraville, CA 96126	Edwin Henderson, RCE

1. Staff Recommendation

Staff recommends that the Planning Commission find that the project is exempt from CEQA and *approve* the proposed map amendment, subject to the findings and conditions of approval contained in this report.

2. Project Description & Background

The Applicant is requesting:

- **Parcel Map Amendment** [ref. SCC 23.25]

The current owners of Parcel 1 of the Amodei Ranch Subdivision (Maps & Surveys, Book 9, Page 54; 1991; see Appendix D) are requesting an amendment of the recorded map that created their parcel, by striking a “deed restriction” note appearing on sheet 1 of the map which restricts uses of the property to “agricultural uses only” and prohibits construction of a residence anywhere on the 234.11 acre parcel. There are presently four (4) agricultural buildings (barn, dairy building, equipment shed, horse shelter and corrals) clustered in the southern portion of the property near W. Willow Street, and no houses. See location and aerial maps in Appendix A & B.

The original proposed subdivision of the 422.19 ac. Amodei Ranch into two (2) parcels (essentially along either side—north and south—of West Willow Street) in 1990 was complicated by the fact that the soils engineering report prepared for the project did not indicate suitable soils for a standard septic system on the land north of West Willow Street. The property was then, as now, zoned A1—Agricultural District, and was further constrained by a land conservation contract (“Williamson Act” contract, no. 78-6) which further restricts use of the property to agricultural and compatible uses (although an owner’s residence is listed as a compatible use). The staff report for that project (staff rec. no. 565) noted at that time: “...Most of the subject

parcel is designated for agricultural land use in the Sierra County General Plan. The eastern portion of Proposed Parcel 1, north of Willow Street, is designated for urban land use. However, the Soil Conservation Service Soil Survey for Sierra Valley indicates that soils on the property will not adequately support urban development. Consequently, Parcel 1 is proposed for agricultural use only..." (p. 2, para. C).

Without much explanation in the record (cf, Planning Dept. file no. 893; Environmental Health Dept. letter dated Oct. 7, 1990 attached in Appendix E) it appears that the applicant at that time, Lucy Anderson (part of the Amodoi family), instead of conducting further soils investigations to demonstrate the potential suitability of a building site, expressed a desire "to record a deed restriction for Parcel 1 which would state that Parcel 1 is approved for agricultural use only. Therefore," continued the finding in the staff report, "the necessity for building site and septic approval may be waived" (pp. 3-4, finding 10).

The proposed subdivision was approved by the Planning Commission and subsequently recorded with the following note appearing on Sheet 1 in the Owner's Statement:

"Parcel 1 has been approved for the configuration shown hereon by the Sierra County Planning Commission, with the following deed restriction: Parcel 1 shall be for agricultural use only. The Sierra County Planning Commission authorized a waiver of building site location and septic and water suitability for residential purposes, for the creation of Parcel 1. Any modification of this deed restriction will be subject to County approval."

Parcel 1 was subsequently sold to Mr. and Mrs. Hollitz, the present owners and applicant; and they have used the property strictly for agricultural purposes, living elsewhere in town. However, they recently desired to sell their house in Sierraville and build a home on their farm land; but the restriction above has prevented this.

(It may be noted as an aside that although the stated purpose of Parcel 2—the 188 acres south of Willow Street—was to "continue to be used for cattle grazing and the harvesting of forest products" (ibid., p.2, para. C.), in fact that southern parcel was the subject of numerous subsequent entitlements—including several General Plan amendments, Zone changes, and subdivisions—resulting *currently* in 21 subdivided parcels since that time; while the Hollitzes' Parcel 1 remains unchanged.)

Since the 1990 subdivision that restricted development of Parcel 1 appears to have focused exclusively on the problem of suitable soils for an onsite septic system, staff advised Mr. and Mrs. Hollitz that this issue would need to be resolved if they wanted to pursue the removal of the map restriction and secure a building permit to build a home there. They did, and submitted a recent engineering soils report (Dennis Dodds & Assoc., Inc., dated 9/19/2018; Appendix G) which was inspected by the Sierra County Environmental Health Dept. (Elizabeth Morgan, REHS). The report found suitable soils in the upper few feet, but "damp" soils below that. "It was therefore agreed by the Engineer and the REHS," it concludes, "that the area in the vicinity of both test holes would require supplemental treatment, with final disposal in trenches a maximum of 19" deep..." (and it goes on to recommend a method of constructing suitable shallow trenches, with either gravity flow or pumping). In other words, a suitable method of onsite septic disposal was proven for Parcel 1, after all.

3. Analysis & Findings

3.1 *Procedures for Correction and Amendment of Maps*

Chapter 25 of the Sierra County Subdivision Regulations (Part 23 of the Sierra County Code) and the State Subdivision Map Act (Government Code Section 66469 - 66472.1) provide the proper procedures for amending a recorded subdivision map, either by submission of an amending map or by recording a Certificate of Correction. Since the present case does not involve an error in any course or distance, etc., a Certificate of Correction rather than an amending map would be the simplest and most appropriate method here.

Sierra County Code Section 23.25.010(H)—reflecting the Subdivision Map Act at Section 66472.1—provides as follows:

After a final or parcel map is filed in the office of the County Recorder, it may be amended by a certificate of correction or an amending map: ... To make modifications when there are changes which make any or all of the conditions of the map no longer appropriate or necessary and that the modifications do not impose any additional burden on the present fee owner of the property, and if the modifications do not alter any right, title or interest in the real property reflected on the recorded map. The modification shall be set for public hearing by the Planning Commission. The Planning Commission shall confine the hearing to consideration of, and action on, the proposed modification. No modification shall be approved unless the Commission makes the findings as set forth in Cal. Gov't. Code § 66474. Any decision of the Commission may be appealed by an interested party pursuant to SCC 20.05.130.

California Gov't. Code § 66474 provides as follows:

"A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision."

Findings: The above "negative" findings #a. through #g. do not apply to the proposed Parcel Map amendment:

- (a) The existing parcel and the proposed map amendment are consistent with the Sierra County General Plan and Zoning Code. The parcel is designated for Agricultural uses, of which a single family residence is a permitted use (SCC 15.12.160[B]; GP policy 1-13).
- (b) The design of the improvements of the proposed map amendment is consistent with the Sierra County General Plan and design standards of the County Code, which permit a single family residence and appurtenant onsite waste disposal system.
- (c) The site has been determined to be suitable for an onsite wastewater treatment system, based on a qualified engineer's soil testing and design and inspection and concurrence by the Sierra County Environmental Health Department. Sufficient potable groundwater is available, as is a suitable building site with sufficient legal access to a public right-of-way and access to utilities.
- (d) The 234.11 ac. site is appropriate for the specified density of development (1 du/160 acres in A1 zone) and the applicant's proposed amendment to allow a single residence on the parcel is consistent with the minimum parcel standards. Existing development and improvements and a proposed new residence will not result in zoning inconsistencies or issues with density of development.
- (e) Following preliminary environmental review, staff determined that there are no potentially significant environmental impacts from the existing design of the subdivision and the proposed improvements will not cause substantial environmental damage or injure fish or wildlife or their habitat. The project is eligible for a Class 3 categorical exemption under the California Environmental Quality Act (14-CCR-15303). On the basis of the exemption, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.
- (f) Based on the design of the existing subdivision and the proposal to add a single residence in a area determined to be suitable for such development, staff has determined that no potential serious health problems were identified from the project.
- (g) The only public easement in the vicinity of the project is the adjacent right-of-way of West Willow Street—which will be used by the owners to access the property, but the proposed development of a single family residence (with existing driveway) will not conflict with the public's ability to freely use the public right-of-way. An encroachment permit for the driveway will be required in conjunction with the building permit for the proposed house, which will help ensure that the public right-of-way is not adversely affected by the private driveway.

Sierra County Code Section 23.25.020 provides that a "certificate of correction shall be prepared by a registered civil engineer or licensed land surveyor...[and that] the certificate of correction shall set forth in detail the corrections made and show the names of the present fee owners of the property affected by the correction." The applicant has submitted to the County a draft certificate of correction prepared by a licensed engineer (Edwin Henderson, RCE 66017) meeting these requirements; it is provided in Appendix C. The draft certificate of compliance has been reviewed by the County Surveyor, who provided comments on the draft indicating that some corrections may be necessary. Satisfaction of the County Surveyor that the proposed certificate of correction fully complies with the Subdivision Map Act and relevant County Subdivision regulations prior to recordation of the certificate will be made a recommended condition of approval.

3.2 Environmental Analysis and Findings

Finding: The proposed map amendment is eligible for exemption from the California Environmental Quality Act (CEQA). A Notice of Exemption should be filed.

Evidence: The proposed amendment to the Amodei Ranch Subdivision Map (9-M&S-54) to remove a note on sheet 1 of the map that would otherwise preclude construction of a single family residence on a 234 acre parcel that the underlying zoning and other land use restrictions *allow* as a “permitted” and “compatible” use, would not have the potential to cause significant effects on the environment, or endanger sensitive plants and wildlife or their habitat. The area is not mapped as a “special treatment area” or area of particular environmental concern which might preclude any such development. The only potential issue of an environmental nature concerned the presence of high groundwater and saturated soils which may not be suitable for an onsite wastewater treatment system; but recent soils investigations and design recommendations by a qualified engineer have concluded that such a system is indeed feasible on this site. The proposed project was routed to 33 commenting agencies between June 54 and June 19, 2019; and notice of the public hearing on the matter was posted and published in the Mountain Messenger, a newspaper of general circulation, on July 3, 2019. Only one (1) comment of potential concern was received: Northeast Center of the California Historical Resources Information System, which noted that the property is located in an area considered to be highly sensitive for prehistoric, protohistoric, and historic cultural resources...and recommended that the site be surveyed by a professional archaeologist. In consideration of the scope of the project, however (including reasonably foreseeable indirect impacts arising from the map amendment to allow a single family residence to be built), the proposed survey lacks proportionality for such a small potential impact and is not a reasonable demand or expense to require of the property owners in this particular case. The project is eligible for a Class 3 categorical exemption under CEQA (14-CCR-15303), which exemption consists of “construction and location of limited numbers of new, small facilities or structures...[including] one single family residence.” Furthermore, use of this exemption is not subject to any of the “exclusions” listed in 14-CCR-15300.2.

4. Staff Recommendations

Staff recommends that the Planning Commission take the following actions:

- A. Adopt the Analyses and Findings contained in this staff report.
- B. Find that the project is exempt from CEQA.
- C. Approve the proposed parcel map amendment, subject to the following **conditions:**
 - 1. The project approved by this action is for a parcel map amendment by means of a certificate of correction, to strike the note appearing on Maps & Surveys, Bk. 9, Pg. 54 which precludes construction of a residence on Parcel 1 described by that map, and also identified as APN 013-110-120 (the 234.11 ac. Hollitz Ranch); and as further described in Planning Dept. staff rec. no. 1204, dated July 18, 2019, and Planning Department file no. 1668. The project is not completed and the map shall not be considered amended until the Certificate of Correction, in a form satisfactory to the County Surveyor and County Recorder, has been recorded.

2. This action does not relieve the applicant of the obligation to comply with all local ordinances, or state or federal statutes, regulations, and procedures.
3. It is the applicant's responsibility to ensure that all conditions of approval have been satisfied prior to recordation, and demonstrate this fact to the Planning Director on a form provided by the Planning Department.
4. Applicant shall pay all appropriate project application and recording fees charged by the County in conjunction with the processing of this application. Any balance of fees owed shall be paid in full prior to recordation of the Certificate of Correction.
5. The applicant shall have their engineer consult with the County Surveyor and revise the draft Certificate of Correction as necessary to fully address the County Surveyor's comments and concerns, if any, prior to submitting a final, stamped and signed Certificate of Correction to the Planning Department, to be recorded by the County Surveyor (not the applicant or their engineer or agent), and only after the Planning Director has certified that all conditions of approval have been satisfied.

5. Summary

Planning staff has reviewed the applicant's request for a parcel map amendment. The project has been analyzed for compliance with the policies and goals of the Sierra County General Plan, the Zoning Code, the Subdivision Map Act and the California Environmental Quality Act. The proposed project, together with the recommended conditions of approval, ensure that the project will be compatible with the surrounding land uses and will not have a significant effect on the environment. Staff recommends approval as proposed, subject to the above conditions of approval.

6. Recommended Motion

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

"I move that the Planning Commission find that the project is exempt under CEQA; and adopt a resolution approving the proposed map amendment, subject to the findings and conditions of approval contained in Staff Rec. no. 1204."

7. Attachments

Appendix A – Location (topo) Map

Appendix B – Google Earth aerial map

Appendix C – Draft Certificate of Correction

Appendix D – Maps & Surveys, Book 9, Pages 54-55 [*map proposed for amendment*]

Appendix E – Environmental Health Dept.'s 10/7/1990 letter on soils issue during original subdivision project

Appendix F – Applicant's Plot Plan

Appendix G – Soils Report (Dennis Dodds & Associates, Inc.,

Appendix H – Preliminary Environmental Questionnaire

Appendix I – Early Consultation / Commenting Agencies Routing

Appendix J – Commenting Agency: Sierra County Env. Health Dept. (no comment)

Appendix K – Commenting Agency: Sierra County Sheriff (no concerns)

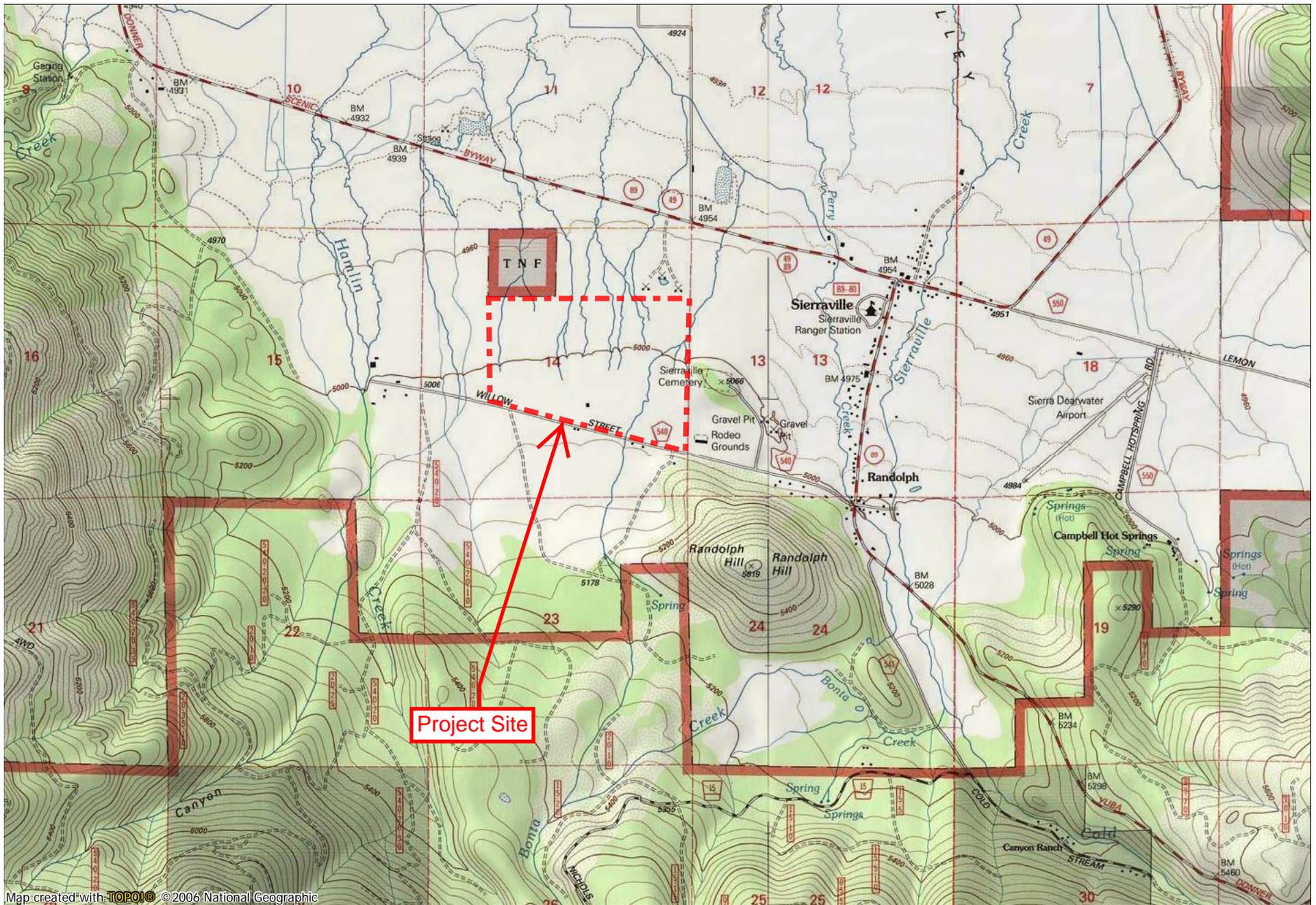
Appendix L – Commenting Agency: Cal. Department of Conservation (no concerns)

Appendix M – Commenting Agency: Central Valley Regional Water Quality Control Board (boiler plate info. on general permitting requirements)

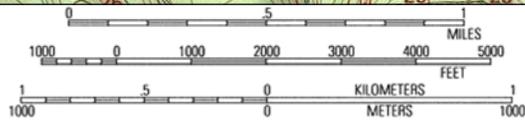
Appendix N – Commenting Agency: Northeast Center of the California Historical Resources Information System

Appendix O – DRAFT RESOLUTION

APPENDICES



Map created with TOPO! © 2006 National Geographic



T.20N., R.14E., Sec. 14, MDB&M

TN MN
13 1/2
06/05/19

APPENDIX A

Hollitz Ranch

APN 013-110-120

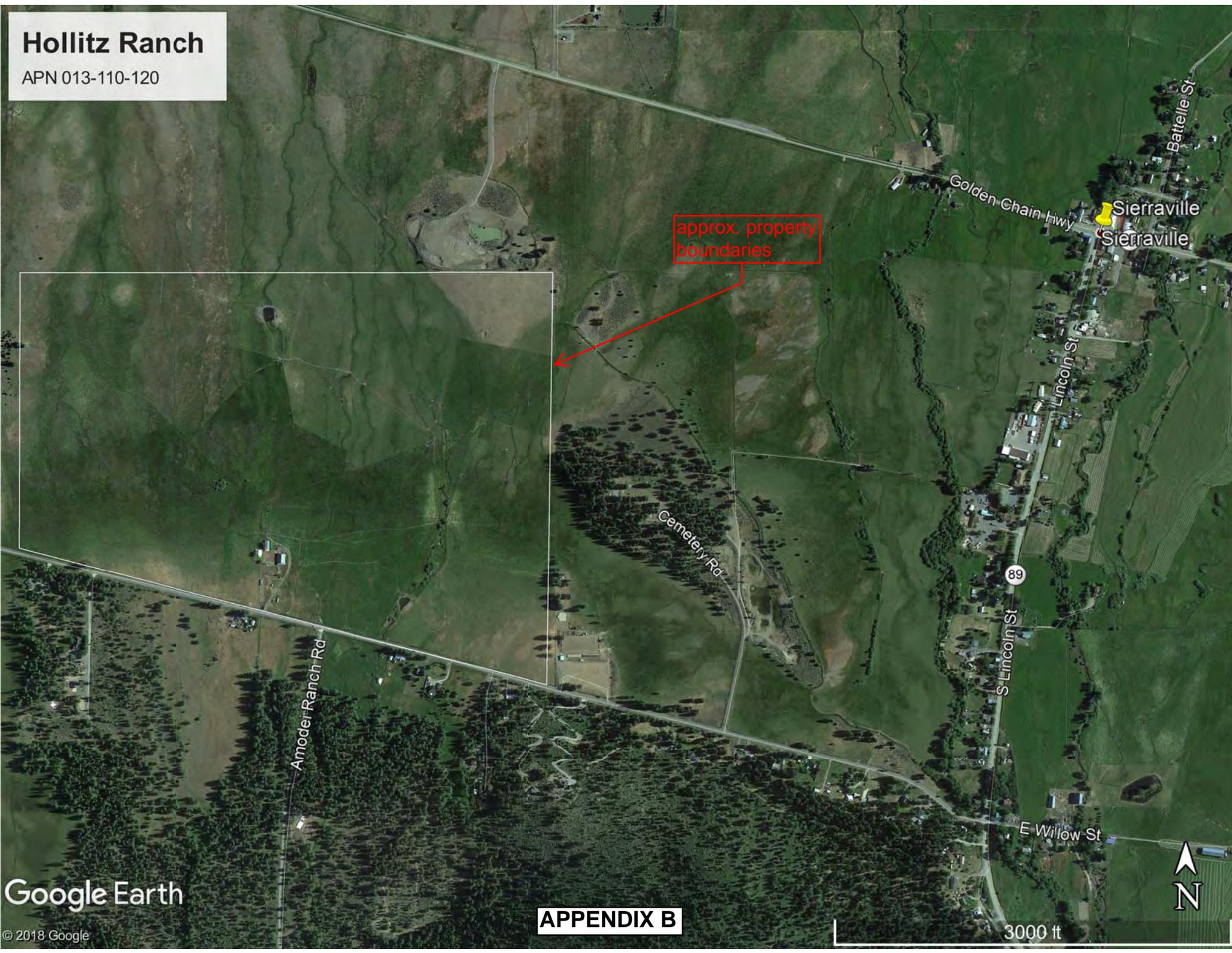
approx. property boundaries

Google Earth

© 2018 Google

APPENDIX B

3000 ft



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
Rhynie and Bonnie Hollitz
P.O. Box 1224
Lincoln, CA 95648

CERTIFICATE OF CORRECTION

Edwin Henderson, being duly sworn, deposes and says:

That the following correction to the Parcel Map for Amodei Ranch, as filed in Maps & Survey, Book 9, Page 54 in the Office of the Recorder, County of Sierra has been made by me in accordance with Section 66469 of the Subdivision Map Act:

On Sheet 1 of 2, in the Owner's Statement, the third paragraph regarding a deed restriction to Parcel 1 for agricultural use only shall be stricken from the map in its entirety. This correction is allowed for, as stated in the final sentence of the deed restriction, subject to County approval. The correction will allow the owners of Parcel 1 to enjoy the normal property rights and uses allowable by the underlying zoning (A1-Agricultural District), and other land use restrictions (e.g., Williamson Act contract #78-6), including the ability to build a house as a "permitted use" (ref., SCC 15.12.160[B]).

Names of Parcel 1 owners: Rhynie and Bonnie Hollitz




Engineer: Edwin Henderson

Certificate of County Engineer or County Surveyor:

This is to certify that the above certificate of correction has been examined for compliance with Section 66469 of the Subdivision Map Act.

Dated : _____

Title : _____

Signature : _____

OWNER'S STATEMENT

We hereby certify that we are the owners of land shown on this subdivision map or have some right, title or interest thereto, and consent to preparation and recordation of this map, and that we are the only persons whose consent is required to pass title to said lands.

West Willow Street, a 60 foot easement shown on this parcel map, is hereby irrevocably offered for dedication to the County of Sierra for public access, drainage and public utility purposes.

Parcel 1 has been approved for the configuration shown hereon by the Sierra County Planning Commission, with the following deed restriction: Parcel 1 shall be for agricultural use only. The Sierra County Planning Commission authorized a waiver of building site location and septic and water suitability for residential purposes, for the creation of Parcel 1. Any modification of this deed restriction will be subject to County approval.

Restriction Note proposed to be stricken

Date: Aug 12 1991 Elaine V. Amodei
Elaine V. Amodei

Date: Aug 11 1991 Rena J. Knox
Rena J. Knox

STATE OF CALIFORNIA }
COUNTY OF PLUMAS } ss.

On August 12, 1991, before me, the undersigned, a Notary Public for the State of California, personally appeared Elaine V. Amodei, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed it.

WITNESS my hand and official seal.

Conchita SORCIA
Notary Public, State of California
My Commission Expires March 14 1994

NEVADA }
STATE OF CALIFORNIA }
COUNTY OF WASTIDE } ss.

On Aug 11, 1991, before me, the undersigned, a Notary Public for the State of California, personally appeared Rena J. Knox, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed it.

WITNESS my hand and official seal.

Glennie Wildermuth
Notary Public, State of California Nevada
My Commission Expires 3/10/93

Date: Aug 1 1991 Vincent P. Amodei
Vincent P. Amodei

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } ss.

On Aug 1, 1991, 1991, before me, the undersigned, a Notary Public for the State of California, personally appeared Vincent P. Amodei, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

Valerie K. Parnell
Notary Public, State of California
My Commission Expires Jan 23, 1995

Date: Aug 1, 1991 Gloria I. Berry
Gloria I. Berry

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } ss.

On August 1, 1991, before me, the undersigned, a Notary Public for the State of California, personally appeared Gloria I. Berry, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed it.

WITNESS my hand and official seal.

Carole Deussen
Notary Public, State of California
My Commission Expires March 1992

Date: Aug 1, 1991 Lucy K. Anderson
Lucy K. Anderson

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } ss.

On Aug 1, 1991, before me, the undersigned, a Notary Public for the State of California, personally appeared Lucy K. Anderson, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed it.

WITNESS my hand and official seal.

Valerie K. Parnell
Notary Public, State of California
My Commission Expires Jan 23, 1995

Date: Aug 11, 1991 Mervyn L. Amodei
Mervyn L. Amodei

NEVADA }
STATE OF CALIFORNIA }
COUNTY OF WASTIDE } ss.

On Aug 11, 1991, before me, the undersigned, a Notary Public for the State of California, personally appeared Mervyn L. Amodei, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

Glennie Wildermuth
Notary Public, State of California Nevada
My Commission Expires 3/10/93

Date: Aug 12 1991 Alvin J. Amodei
Alvin J. Amodei

STATE OF CALIFORNIA }
COUNTY OF PLUMAS } ss.

On August 12, 1991, before me, the undersigned, a Notary Public for the State of California, personally appeared Alvin J. Amodei, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

Conchita SORCIA
Notary Public, State of California
My Commission Expires March 14 1994

Date: Aug 20 91 Frank R. Amodei
Frank R. Amodei

STATE OF CALIFORNIA }
COUNTY OF PLUMAS } ss.

On Aug 20 1991, 1991, before me, the undersigned, a Notary Public for the State of California, personally appeared Frank R. Amodei, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

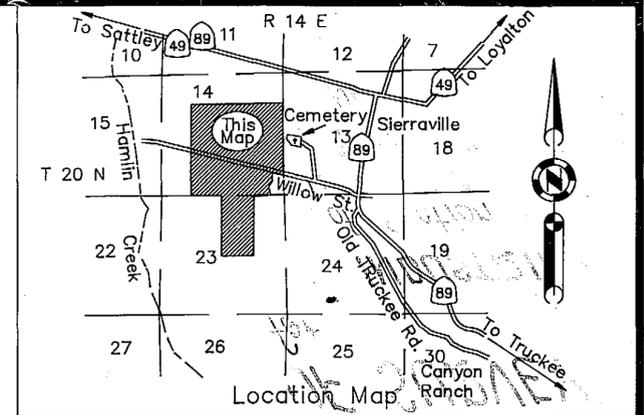
Sandra King
Notary Public, State of California
My Commission Expires 10/23/91

COUNTY CLERK'S CERTIFICATE

I, Naomi Adams, Clerk of the County of Sierra, State of California, and Clerk of the Board of Supervisors of the County of Sierra, hereby certify that the Sierra County Board of Supervisors convened in regular meeting upon the 19th day of November, 1991, and accepted the Offer of Dedication for West Willow Street as a 60 foot easement for public access, drainage and public utility purposes as shown on this Parcel Map.

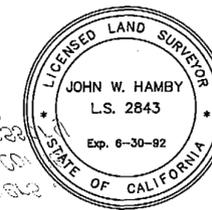
Naomi Adams
Sierra County Clerk

by: _____
Deputy



SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Lucy Anderson in July, 1990. All the monuments shown hereon are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.



John W. Hamby
John W. Hamby L.S. 2843

COUNTY SURVEYOR'S STATEMENT

This map conforms with the requirements of The Subdivision Map Act and local ordinance.

Dated: 9/30/91
Sierra County Surveyor R.C.E. 13225
License Expires 3-31-93

COUNTY RECORDER'S STATEMENT

Filed this 3rd day of December, 1991 at 2:53 p.m in Book 9 of Maps and Surveys, at pages 54 & 55 at the request of John W. Hamby.

Fee \$8.00
File No. 103902
By Naomi Adams
County Recorder
Oliver M. McIntosh
Deputy

COUNTY TAX COLLECTOR'S STATEMENT

I, Cindy Ellsmore, Tax Collector of the County of Sierra, State of California, do hereby state that there are no tax liens against the parcels shown hereon for unpaid state, county, municipal or local taxes or special assessments collected as taxes, except taxes or assessments not yet payable. Taxes or assessments which are a lien but not yet payable are estimated to be in the amount of 1214.40 AND HAVE BEEN DEPOSITED WITH MY OFFICE.

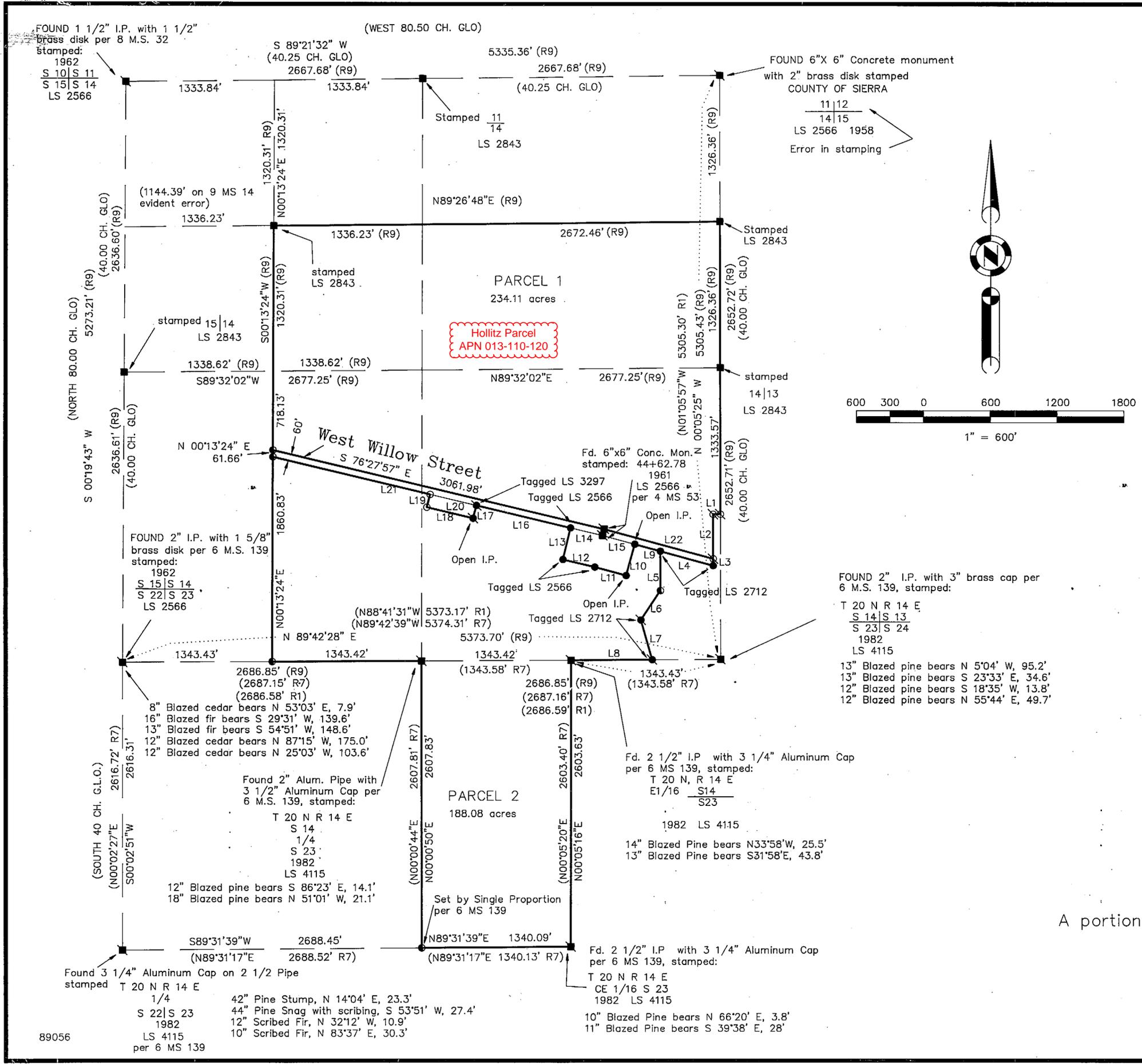
Dated: 9/30/91
Cynthia A. Ellsmore
Sierra County Tax Collector

PARCEL MAP
for
Amodei Ranch

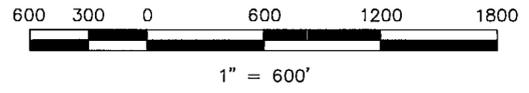
A portion of Sections 14 & 23, T. 20 N., R. 14 E., M.D.M.
Sierra County - California
June, 1991 Scale 1" = 600'

HAMBY SURVEYING, INC.
P.O. Box 1209 ph.(916) 832-5571
PORTOLA, CA. 96122

SHEET 1 of 2



LINE	DIRECTION	DISTANCE	RECORD INFORMATION
L1	N89°55'50"W	66.00'	(WEST 66.00' R8)
L2	N00°05'25"W	404.86'	(N00°04'39"W 468.95' R8)
L3	S00°05'25"E	62.29'	(N00°04'39"W 61.88' R8)
L4	N74°31'03"W	492.05'	(N75°32'02"W 491.94' R1 & R6)
L5	N00°06'25"W	358.41'	(N01°05'57"W 358.42' R2)
L6	N33°21'38"E	319.39'	(S32°22'06"W 319.39' R2)
L7	N15°44'06"W	375.44'	(S16°43'38"E 375.41' R2)
L8	S89°42'28"W	728.74'	(N88°41'31"E R2)
L9	N74°31'03"W	238.48'	(N75°32'02"W 238.21' R6)
L10	N15°16'43"E	294.96'	(N14°27'58"E 294.99' R6)
L11	N74°32'22"W	291.23'	(S75°32'02"W 290.25' R6)
L12	N76°27'57"W	295.22'	(S77°29'08"W 295.16' R4)
L13	N13°30'42"E	295.24'	(S12°30'52"W 295.16' R4)
L14	N76°27'57"W	295.22'	(N77°28'23"W 295.16' R6)
L15	S74°31'03"E	300.33'	(N75°32'02"W 300.24' R6)
L16	S76°27'57"E	870.14'	
L17	N14°37'14"E	120.15'	(S13°34'53"W 120.00' R5)
L18	N76°28'20"W	427.19'	(N77°29'08"W 427.00' R5 & R3)
L19	S14°43'14"W	120.20'	(N13°34'53"E 120.00' R3)
L20	N76°27'57"W	426.98'	(S77°29'08"E 427.00' R5 & R3)
L21	N76°27'57"W	1454.44'	
L22	N74°31'03"W	1015.16'	



LEGEND

- FOUND point as described
- FOUND Rebar with Aluminum Cap stamped as shown
- FOUND 3/4" I.P. Tagged as shown
- FOUND 2" I.P. Tagged as shown
- ⊗ FOUND 5/8" Rebar with Aluminum Cap stamped RCE 13156
- FOUND Tag in concrete LS 3079
- SET 5/8" Rebar & Aluminum Cap LS 2843
- (R1) RECORD per 2 MS 72
- (R2) RECORD per 2 MS 92
- (R3) RECORD per 2 MS 94
- (R4) RECORD per 2 MS 48
- (R5) RECORD per 3 MS 31
- (R6) RECORD per 4 MS 53
- (R7) RECORD per 6 MS 139
- (R8) RECORD per 8 MS 29
- (R9) MEASURED and RECORD per 9 MS 14 unless shown otherwise
- (GLO) RECORD per General Land Office

PARCEL MAP
for
Amodei Ranch

A portion of Sections 14 & 23, T. 20 N., R. 14 E., M.D.M.
Sierra County - California
June, 1991 Scale 1" = 600'

HAMBY SURVEYING INC.
P.O. Box 1209
Portola, CA. 96122
Ph. 916-832-5571

SIERRA COUNTY Human Services



Social Services
P.O. Box 1019
Loyalton, CA 96118
916-993-1201

Mental Health
P.O. Box 265
Loyalton, CA 96118
916-993-1201

Drug Dept.
P.O. Box 265
Loyalton, CA 96118
916-993-1201

Social Services
P.O. Box 48
Downieville, CA 95936
916-289-3244

Alcohol Dept.
P.O. Box 265
Loyalton, CA 96118
916-993-1201

Health Dept.
P.O. Box 7
Loyalton, CA 96118
916-993-xxx 6700

Kenneth A. ...
Director

DATE: October 7, 1990

TO: PLANNING STAFF

FROM: ELIZABETH MORGAN *Elizabeth Morgan*
Sierra County Health Dept.

SUBJECT: Amodei Ranch Subdivision, APN #013-110-114-0

The Health Department has evaluated the proposed parcel map.

Sewage Disposal

Soil profiles were inspected on April 10, 1990, by the Health Department. The profiles dug on parcel #1 were not acceptable for sewage disposal. The profile dug on parcel #2 was acceptable. Subsequent four percolation tests conducted on Parcel #2 were all within the acceptable range. Parcel #2 meets with Health Department approval for sewage disposal.

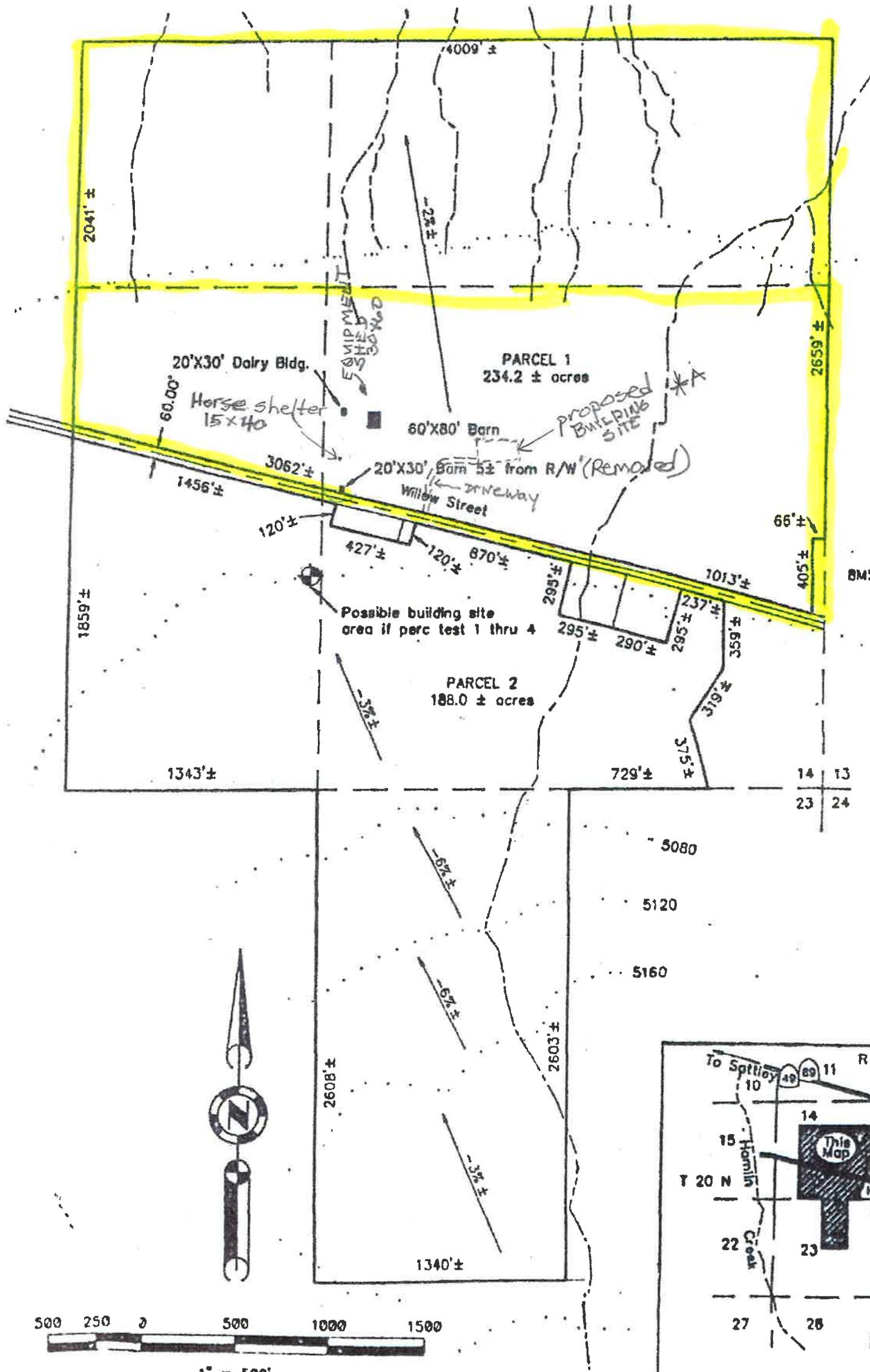
Since parcel #1 is proposed for agricultural use only and there will be no building sites, Health Department approval for sewage disposal is not necessary.

Water Supply

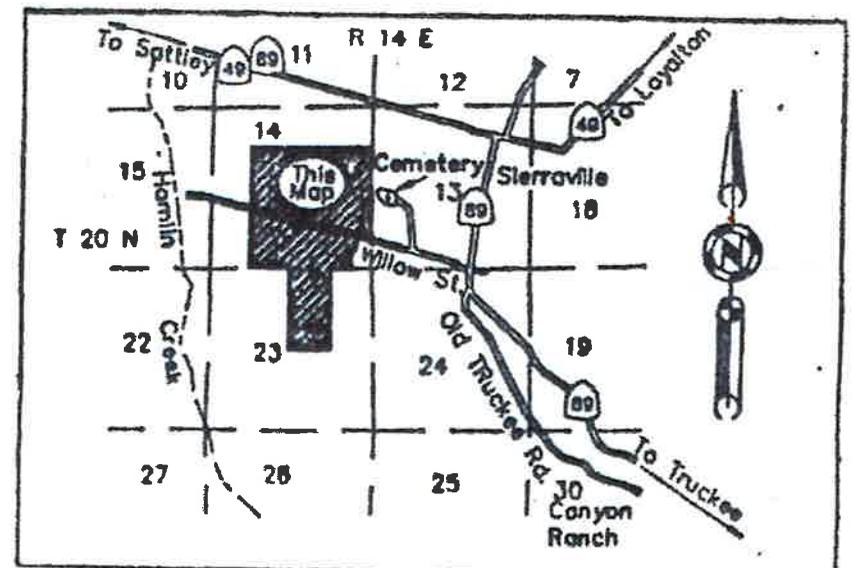
Since nearby wells are present on other parcels on Willow Street, the proposed water by individual well meets with Health Department approval.

Conclusion

This parcel map meets with Health Department approval, as long as parcel #1 is designated for agricultural use only, as sewage disposal feasibility has not been demonstrated.

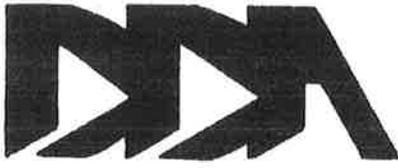


A*SEE ATTACHED
ELEVATION
4950'



Applicant's Site Plan

APPENDIX F



DENNIS DODDS & ASSOCIATES, INC.

CIVIL ENGINEERING • DESIGN CONSULTATION

10049 MARTIS VALLEY ROAD, SUITE D

TRUCKEE, CA 96161

530-582-1389

SITE EVALUATION REPORT

Date: October 4, 2018

Client: Mr. & Mrs. Rhynie Hollitz
P.O. Box 1224
Lincoln, CA 95678

Location: Hollitz Ranch, LLC
234.110 Acre Parcel, Sierraville, CA
611 West Willow Street
APN 013-110-120



10-4-18

APPENDIX G

El Dorado County Assessor

General Information

APN: 013 110-120 0 [Add to Cart](#)
Situs Address:
 611 W WILLOW ST
 SIERRAVILLE CA 96126
Mailing Address:
 P O BOX 1224
 LINCOLN CA 95678
Legal Description:
 T20 R14 S14
Use Type:
 AGRICULTURAL
Tax Rate Area: 052-030

Assessment

Year Assd: 2018
Land: \$358,547
Structure(s): \$13,215
Other:
Total Land and Improv: \$371,762
HO Exempt?: N
Exemption Amt:

Property Characteristics

Bedrooms:
Baths (Full):
Baths (Half):
Bldg/Liv Area:
Year Built:
Lot Acres: 234.110
Lot SqFt: 10,197,831

Recent Sale History

Recording Date: 01/23/2017
Document #: 166192
Transfer Amount:

[View More History](#)



Natural Hazard Package



[Add to Cart](#) \$ 19.95
[View Sample](#)

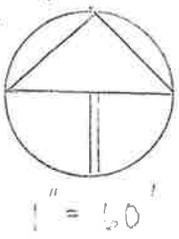
Full Property Detail



[Add to Cart](#) \$ 4.95
[View Sample](#)

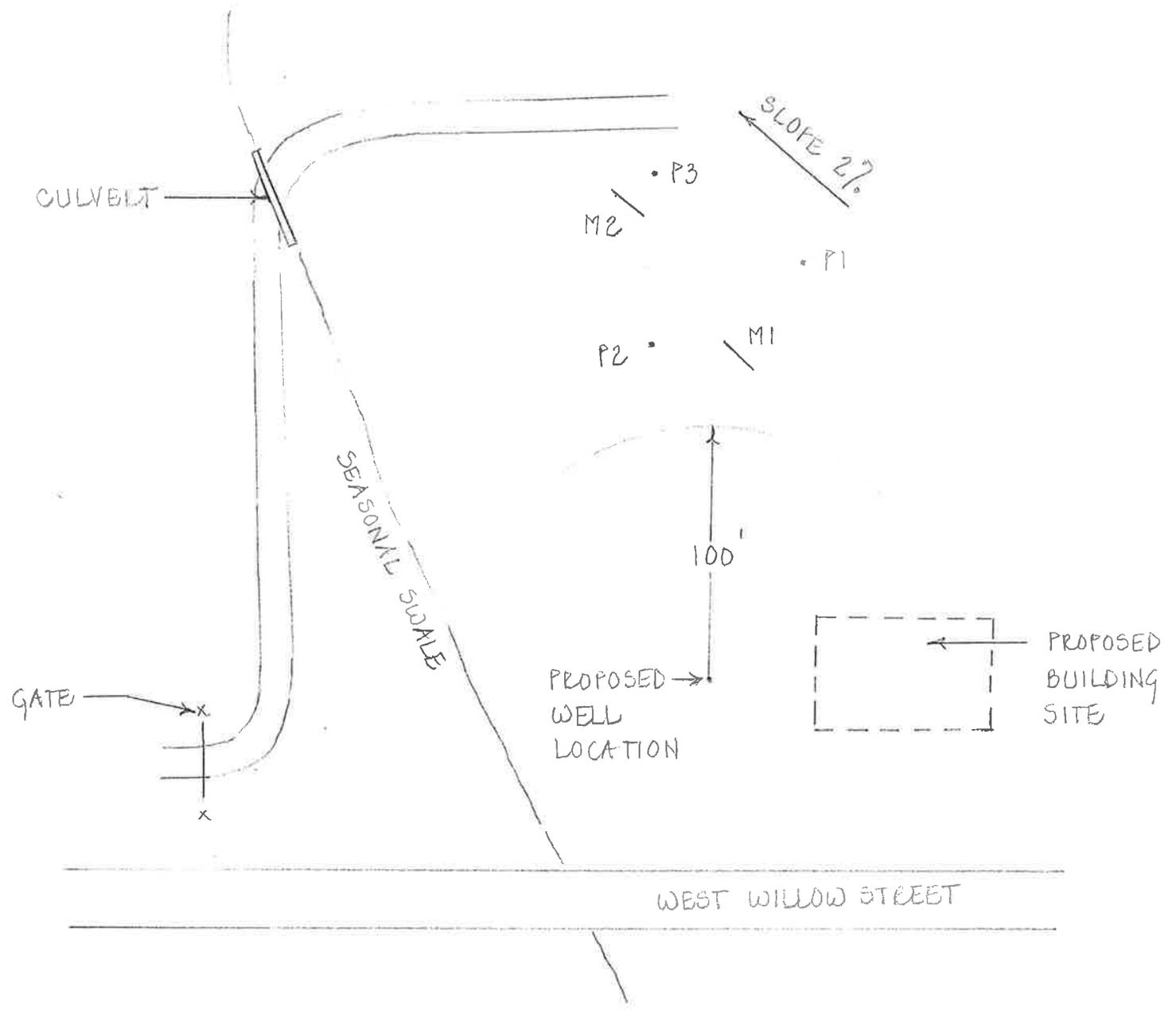
[Property Reports](#) ▶

**The information provided here is deemed reliable but is not guaranteed

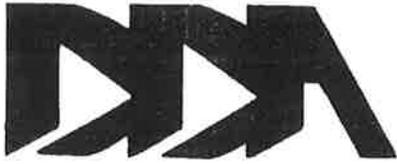


DATE: 9-19-18
INSPECTED BY: DENNIS DODDS
ELIZABETH MORGAN
BACKHOES: PAULEGGALS

HOLLITZ RANCH, LLC
SIERRAVILLE, CA
611 WEST WILLOW STREET
APN 013-110-120



APPENDIX G



DENNIS DODDS & ASSOCIATES, INC.

CIVIL ENGINEERING • DESIGN CONSULTATION

10049 MARTIS VALLEY ROAD, SUITE D

TRUCKEE, CA 96161

530-582-1389

Results of Soil Mantle Testing

Hollitz Ranch
234.110 Acre Parcel, Sierra County
611 West Willow Street
APN 013-110-120

<u>Date:</u>	September 19, 2018
<u>Inspected By:</u>	Dennis Dodds Elizabeth Morgan
<u>Backhoe:</u>	Paul Eggars

* Refer to field notes for soil mantle logs

Observations & Recommendations

The proposed Building Site is in a pasture on the North side of West Willow Street. A potential well site had been previously located on the parcel by Dickens Well Drilling. A total of 2 soil mantles were excavated on the parcel, a minimum of 100' North and West of the potential well site. The soils encountered in the upper strata of both test holes would in general appear permeable and suitable for wastewater disposal. However, the horizon encountered at a depth of 43" in both test holes was damp and would appear to be saturated during the period of maximum spring runoff. It was therefore agreed by the Engineer and the REHS that the area in the vicinity of both test holes would require supplemental treatment, with final disposal in trenches a maximum of 19" deep. This can be accomplished with 19" deep Eljen A42 GSF trenches with a 12" capping fill. If the septic tank can be installed at a shallow elevation to reach the shallow trenches by gravity, no pump will be required. Otherwise, I would recommend pressure distribution.

A 100' setback must be maintained between both the septic tank and leachfield and the well. A 50' setbacks must be maintained between both the septic tank and leachfield and the drainage swale that traverses the property. .

Proposed System: Supplemental Treatment

APPENDIX G

Parent Rock Type: V G (MS) A Other Consultant: DODDS

ES MORGAN

SOIL PIT# 1 1ST HORIZON Depth: 0 to 7
 Slope: < 5 % Aspect: N
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel 10 % cobble % stone %
 Color: 5YR 2.5/2
 Redoxymorphic Features: none few common many
 RC color RD color RM color
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: 1 vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w i b
 Moisture: dry moist wet saturated
 NOTES:

Same as SOIL PIT # _____, Horizon # _____

2ND HORIZON Depth: 7 to 43
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel 20 % cobble % stone %
 Color: 5YR 3/2
 Redoxymorphic Features: none few common many
 RC color RD color RM color
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: 1 vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w i b
 Moisture: dry moist wet saturated
 NOTES:

Same as SOIL PIT # _____, Horizon # _____

3RD HORIZON Depth: 43 to 72
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel 15 % cobble % stone %
 Color: 5YR 3/3
 Redoxymorphic Features: none few common many
 RC color RD color RM color
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: 1 vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w i b
 Moisture: dry moist wet saturated
 NOTES: EVIDENCE OF SATURATION

Same as SOIL PIT # _____, Horizon # _____

4TH HORIZON Depth: _____ to _____
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel % cobble % stone %
 Color: _____
 Redoxymorphic Features: none few common many
 RC color RD color RM color
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: 1 vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w i b
 Moisture: dry moist wet saturated
 NOTES:

Same as SOIL PIT # 43, Horizon # _____
Effective Soil Depth: 43 Groundwater

Consultant Signature Dennis J. Dodds

SOIL PIT# 2 1ST HORIZON Depth: 0 to 6
 Slope: < 5 % Aspect: _____
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel % cobble % stone %
 Color: _____
 Redoxymorphic Features: none few common many
 RC color RD color RM color
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: 1 vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w i b
 Moisture: dry moist wet saturated
 NOTES:

Same as SOIL PIT # 1, Horizon # 1

2ND HORIZON Depth: 6 to 43
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel % cobble % stone %
 Color: _____
 Redoxymorphic Features: none few common many
 RC color RD color RM color
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: 1 vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w i b
 Moisture: dry moist wet saturated
 NOTES:

Same as SOIL PIT # 1, Horizon # 2

3RD HORIZON Depth: 43 to 75
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel % cobble % stone %
 Color: _____
 Redoxymorphic Features: none few common many
 RC color RD color RM color
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: 1 vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w i b
 Moisture: dry moist wet saturated
 NOTES:

Same as SOIL PIT # 1, Horizon # 3

4TH HORIZON Depth: _____ to _____
 Texture: s ls sl sc scl l c cl sic sicl sil si DRX IWRX MWRX DG
 Rock Fragments: gravel % cobble % stone %
 Color: _____
 Redoxymorphic Features: none few common many
 RC color RD color RM color
 Structure: gran platy block prism f m c single grain massive
 Soil Pores: none few common many f m c inters tubular
 Moist Consistence: 1 vfr fr f vf ef
 Plasticity: np sp mp vp Stickiness: ns ss ms vs
 Roots: none few common many vf f m c
 Boundary: Distinctness: a c g d Topography: s w i b
 Moisture: dry moist wet saturated
 NOTES:

Same as SOIL PIT # _____, Horizon # _____
Effective Soil Depth: _____ Groundwater

APN 013-110-120 JOB # _____
Notes:

APPENDIX G

7 *

7 *

7 *

	Perc Hole #1 Total Depth 25			Perc Hole #2 Total Depth 25			Perc Hole #3 Total Depth 25			Perc Hole #4 Total Depth		
	A	B	C	A	B	C	A	B	C	A	B	C
	Time	Depth to Water		Time	Depth to Water		Time	Depth to Water		Time	Depth to Water	
6" Fill		Ending	6" Fill		Ending	6" Fill		Ending	6" Fill		Ending	
1	12:00	19	DBY	12:00	19	DBY	12:00	19	DBY			
2	12:30	19	21	12:30	19	20 1/2	12:30	19	21 1/2			
3	12:40	19	20 1/2	12:40	19	20 1/2	12:40	19	20 1/2			
4	12:50	19	20 1/2	12:50	19	20 1/2	12:50	19	20 1/2			
5	1:00	19	20 1/2				1:00	19	20 1/2			
6												
7												
8												
9												

hereby certify under penalty of perjury that the statements made are true and correct and that the above circulation tests were done in accordance with the instruction and the results are true and correct.

* 10 MINUTE INTERVALS

9-23-18
Date of Test

Amnis J. Dodds
Signature of Registered Person

HOLLITZ
Owner (Please Print)

611 WEST WILLOW STREET
Job Address

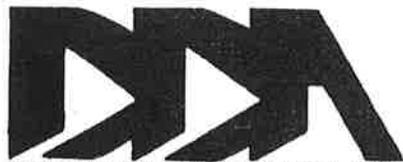
KYLE LEE
Name of Person Conducting Test

C34567
Registration or SCL Type and Number

013-110-120
Assessor Parcel Number

WELL
Domestic Water Source

APPENDIX G



RESULTS OF PERCOLATION TESTS

DENNIS DODDS & ASSOCIATES, INC.

CIVIL ENGINEERING • DESIGN CONSULTATION

10049 MARTIS VALLEY ROAD, SUITE D

TRUCKEE, CA 96161

530-582-1389

TEST HOLE	WATER DROP FINAL 30 MINUTES (INCHES)	TEST PERCOLATION RATE (MIN/PER INCH)	HOLE DIAMETER	CORRECTION FACTOR	STANDARD PERCOLATION RATE (MIN/PER INCH)
1	1.5 *	7	8	1.14	8
2	1.5 *	7	8	1.14	8
3	1.5 *	7	8	1.14	8

* 10 MINUTE INTERVALS

DESIGN PERCOLATION RATE

USE WEIGHTED AVERAGE = 8 MINUTES PER INCH

DESIGN SPECIFICATIONS

* PROVIDE 40 LF OF 36" WIDE x 19" DEEP ELJEN A42 GSF TRENCH PER BEDROOM (GRAVITY)

12" OF CAPPING FILL

Department of Planning and Building Inspection
P.O. Box 530
Downieville, CA 95936
(530) 289-3251
Fax (530) 289-2828
Email: planning@sierracounty.ca.gov



ENVIRONMENTAL QUESTIONNAIRE

Answer all questions that are applicable.

I. GENERAL

1. Project name Hollitz Ranch Address: 611 W Willow Sierraville CA
Project site area 1/4 acre - 1/2 acre acres, or _____ square feet
Land use description General Plan/Community Plan Aq Zoning Aq
2. Any other public agencies whose approval is required?
Environmental Health
3. Project description in detail, including the number of units or gross floor area proposed, site area in acres/square feet (PLN)
Amend recorded map to remove restriction to allow construction of a single family home
4. Describe existing uses and facilities onsite (buildings, wells, septic systems, parking, etc) cattle & hay production, 1 barn, 1 horseshed, 1 equipment shed, corrals, milk house
5. Is adjacent property in common ownership? yes no
If yes, indicate acreage _____ and Assessor's Parcel Number(s) _____
6. Indicate all historic uses of the property to its first known use and show areas of such use on site plan (ie. animal enclosures, livestock dipping areas, family cemetery plots, chemical mixing structures, clandestine drug labs or dumpsites, fuel tanks, crop areas, mining shafts, buildings, processing areas, storage, hazardous waste, spoils piles, etc.):
 - a. Residential uses? yes no
If yes, describe uses: cattle ranch, hay
 - b. Commercial agriculture uses? yes no
If yes, what types of uses have occurred? animal husbandry crops other
Describe use, era/decade, associated pesticides, herbicides, or other hazardous materials storage or use:
cattle/dairy 1860's-present, occasional & limited weed spray, no storage of hazardous materials
 - c. Mining uses? yes no
If yes, describe types, features, and any related uses: _____

d. Physical hazards (i.e. mine adit, air shaft, etc)? yes no

If yes, describe hazards: _____

e. Commercial uses? yes no

If yes, describe types, any related uses and is there sufficient parking?: _____

7. Is any portion of the site under a Williamson Act contract? yes no

If yes, indicate contract name and number: 78-6

II. GEOLOGY & SOILS

1. Have you observed any building or soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards on this property or in the nearby surrounding area? yes no
If yes, describe _____

2. How many cubic yards of material will be moved onsite? N/A
How many cubic yards of material will be imported? _____
How many cubic yards of material will be exported? _____
Describe material sources or disposal sites, transport methods and haul routes: _____

3. What is the maximum proposed height and slope of any excavation/cut? 0
What is the maximum proposed height and slope of any fill? 0

4. Are retaining walls proposed? yes no
If yes, identify location, type, height, etc _____

5. Is there a potential for any blasting during construction? yes no
If yes, explain _____

6. How much of the area is to be disturbed by grading activities? 0

7. Would the project result in the direct or indirect discharge of sediment into any lakes or streams? yes no
If yes, explain _____

8. Are there any known natural economic resources such as sand, gravel, building stone, road base rock, or mineral deposits on the property? yes no
If yes, describe _____

9. Are any frontage or offsite road and/or drainage improvements proposed or required? yes no
If yes, explain and show on site plan _____

10. What are the current California Department of Conservation Farmland categories for the property? (Access the CA Important Farmland Finder application on the web at <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx> or call 916-324-0859 for assistance) W Act Williamson Act
How many acres of each category? _____

III. DRAINAGE, HYDROLOGY & WATER QUALITY

1. Is there a body of water (lake, pond, stream, canal, etc.) within or on the boundaries of the property? yes no If yes, name the body of water here and show location on site plan: _____

2. If answer to the above is yes, would water be diverted from or into this water body? yes no
If yes, does applicant have an appropriative or riparian water right? yes no

3. Where is the nearest off-site body of water such as a waterway, river, stream, pond, lake, canal, irrigation ditch, or year-round drainage-way? Include name, if applicable Perry Creek, 1 mile

4. What percentage of the project site is presently covered by impervious surfaces? 0
What percentage of the project site will be covered by impervious surfaces after development? _____

5. Would any run-off of water from the project enter any offsite canal/stream or watershed drainage? yes no
If yes, describe _____

6. Is stormwater run-off currently being intercepted by an upstream and/or onsite canal? yes no
If yes, describe _____

7. Will there be discharge to surface water of wastewaters other than storm water run-off? yes no
If yes, a) what materials will be present in the discharge? _____
b) what contaminants will be contained in storm water run-off? _____

8. Would the project result in the physical alteration of a body of water? yes no
If yes, how? _____

9. Will drainage from this project cause or exacerbate any downstream flooding condition? yes no
If yes, explain: _____

10. Are any improvements (streets, building sites, earthwork, etc) proposed within the limits of the 100-year floodplain?
 yes no
If yes, accurately identify the location of the future, fully developed, unmitigated 100-year floodplain on the site plan.

11. Are any areas of the property subject to flooding or inundation? yes no
If yes, accurately identify the location on the site plan.

12. Would the project alter any on or off site drainage channels or patterns? yes no
If yes, explain _____
a. How will drainage be discharged to offsite project boundaries? _____
b. Are downstream improvements required to upgrade, replace, or mitigate existing facilities? yes no
If yes, explain _____
c. Will grading be required for drainage conveyance, either in right of way or on private property? yes no
If yes, describe _____

13. What specific temporary and permanent Best Management Practice (BMP) measures will be provided? N/A

IV. VEGETATION AND WILDLIFE

All projects disturbing wetlands, streams, vernal pools, or marshes are required to notify the U.S. Army Corps of Engineers and federal permits may be required prior to land disturbance activities. In addition, consultation with the California Department of Fish and Game, U.S. Fish and Wildlife Service, National Marine Fisheries Service, and/or the Central Valley Regional Water Quality Control Board may be required depending on the types of vegetation and wildlife resources affected by project-related activities.

1. Identify the vegetation communities occurring on the project site

<u>0</u> % alpine	<u>0</u> % orchard/vineyard
<u>0</u> % coniferous forest	<u>0</u> % perennial stream
<u>16.6</u> % freshwater wetland/marsh	<u>.004</u> % pond-stock pond
<u>0</u> % grassland (dry pasture)	<u>0</u> % rice

0 % hardwood woodland
0 % intermittent stream
19 % riparian (stream zone) woodland
61.5 % irrigated pasture

0 % row crop
0 % scrub/chaparral
0 % vernal pool
21 % meadow (above 3000 ft)

2. Estimate how many individual trees of 6-inches diameter or larger would be removed by the ultimate development of this project as proposed: 0
If oak trees (Quercus sp.) are present, estimate how many individual oak trees 5 inches diameter or larger would be removed by ultimate development of this project as proposed. _____
3. Estimate the percentage of all existing trees that would be removed by the project as proposed 0
4. Have any biological surveys been conducted on the property? yes no
If yes, give date of the survey(s) and attach a copy of the survey(s) _____
2018, Feather River Land Trust
5. List any known endangered species of plants or animals (as defined in Section 15380 a-d of the California Environmental Quality Act Guidelines) found in the project area _____
6. What changes to the existing vegetative communities will the project cause as proposed? _____
less than ~~the~~ one quarter acre

V. FIRE PROTECTION

1. How distant are the nearest fire protection facilities? less than 1/2 mile
2. What is the nearest emergency source of water for fire protection purposes? Describe the source and location: _____
hydrant at Nessler property
3. What additional fire hazard and fire protection service needs would the project create? 0
What facilities are proposed with this project? 0
4. For single access projects, what is the distance from the project to the nearest through road? 200 ft
Does the fire district require an emergency vehicle access road? yes no
If yes, show on the project grading plans and site plan.
5. Are there offsite access limitations that might limit fire truck accessibility (ie. steep grades, poor road alignment or surfacing, substandard bridges, etc.)? yes no
If yes, describe: _____

VI. NOISE

Project sites near a major source of noise, and projects which will result in increased noise, may require a detailed noise study prior to environmental determination.

1. Is the project near a major source of noise? yes no
If yes, name the source(s): _____
2. What noise would result from this project, both during and after construction? 0
3. If noises attenuation measure (ie. berms, walls, special construction) are proposed, please attach noise study, describe measures and include on the site plan and in cross-sectional details.

VII. AIR QUALITY

Specific air quality studies may be required by the Northern Sierra Air Quality Management District (NSAQMD). It is suggested that applicants with residential projects containing 20 or more units, industrial, or commercial projects contact the NSAQMD before proceeding.

- Are there any sources of air pollution within the vicinity of the project? yes no
If yes, name the source(s): _____
- At full buildout of the project, what are the quantities of air pollutants in terms of vehicle and stationary sources (ie. woodstove emissions, etc.)? Include short-term (construction) impacts: possibly woodstove, 2 months of yr.
- Are there any sensitive receptors of air pollution located within one quarter mile of the project (ie. schools, hospitals, etc.)? yes no
If yes, describe _____
Will the project generate any toxic/hazardous emissions? yes no
If yes, describe _____
- What specific mobile/stationary source mitigation measures, if any, are proposed to reduce the air quality impact(s) of the project? Quantify any emission reductions and corresponding beneficial air quality impacts on a local/regional scale.
N/A
- Will there be any land clearing of vegetation for this project? yes no
If yes, how will vegetation be disposed? _____

VIII. WATER SUPPLY

- Define purpose of water currently used on-site irrigation, stock water
 - Define existing water source and its location on-site Spring, Weber Crk - water rights
 - List water sources (provider or system) proposed and their projected peak water usage in gallons per day:
Domestic 100 gal/dy peak gallons/day 100
Irrigation 0 peak gallons/day 0
Fire Protection 0 peak gallons/day 0
 - Is the project site located within a public domestic water district? yes no
 - Will there be public water supply for domestic use? yes no
If yes, provide district name here _____
If no, and the water main is in close proximity, please discuss why not _____
If no, give the distance to the closest public water main _____ feet
 - Will there be groundwater for domestic or other uses? yes no
If yes, what is the projected daily peak groundwater usage? 100
 - Are there any wells, drilled or hand-dug, on the site? yes no
If yes, describe approximate year well was constructed, depth, annular seal, yield, contaminants, etc _____
- Show existing and proposed well sites and label type of well on the site plan.
- Will the project potentially impact the surrounding area's use of agricultural water? yes no
If yes, describe _____

IX. AESTHETICS

- Describe adjacent land use and explain how the proposed project is consistent/compatible with these uses and densities
Project is consistent w/ neighbor homes
- Is the proposed project consistent/compatible with adjacent architectural styles? yes no
If no, explain _____

3. Would aesthetic features of the project (such as architecture, height, color, etc.) be subject to review? yes no If yes, by whom (i.e. HOA, ARC)? _____
4. Describe signs and lighting associated with the project: 0
5. Is landscaping proposed? yes no
 → If yes, provide a conceptual landscape plan to describe and indicate types and location of plants.

X. ARCHAEOLOGY/HISTORY

1. What is the nearest historic site, state historic monument, national register district, or archaeological site?
 → Native American petroglyph - 17 mi, Kyburg Flat Interp. Site, 20 mi.
2. How far away is it? Weber Lake Hotel, 15 mi
3. Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native American habitation sites, etc.)? yes no
 If yes, explain _____
4. Are there any Tribal lands, sites or artifacts known or believed to be on the site?" No

XI. SEWAGE

1. How much wastewater is presently produced daily? 0
2. How is sewage presently disposed of at the site? 0
3. How much wastewater will be produced daily after the project? _____
4. What is the proposed method of sewage disposal? septic
5. Is there a plan to protect groundwater from wastewater discharges? yes no
 → If yes, attach a draft of this plan.
6. List all unusual wastewater characteristics of the project 0
 What special treatment processes are proposed for these unusual wastes? _____
- Will pre-treatment of wastewater be available? yes no
 If yes, attach a description of pre-treatment processes and monitoring system.
7. During the wettest time of the year, is the groundwater level less than 8 feet below the surface of the ground onsite?
 → yes no
 If no, explain _____
8. Is this project located within a sewer district? yes no
 If yes, provide the district name here: _____
9. Is there sewer in the area? yes no
 If yes, what is the distance to the nearest sewer line? _____
10. Will the project be trenching onsite to connect to sewer? yes no
 If yes, describe distance and impacts to roadways, adjacent properties, etc. _____

XII. HAZARDOUS MATERIALS

"Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, or any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (i.e. oils, lubricants, and fuels).

1. a. Has the site ever stored or used hazardous materials, including pesticides and herbicides? yes no
 If yes, describe small household amts of weed control + livestock fly spray
- b. Are these materials stored in underground tanks? yes no

If yes, contact the Department of Environmental Health at 530-993-6702 for additional requirements.

2. Will the proposed project involve the handling, storage or transportation of hazardous materials? yes no
 If yes, will it involve the handling, storage, or transportation at any one time of more than 55 gallons, 500 pounds, or 200 cubic feet (at standard temperature and pressure) of a product or formulation containing hazardous materials?
 yes no
 If yes, describe _____

XIII. SOLID WASTE

1. What types of solid waste will be produced? Household
 How much? _____ How will it be disposed of? septic

XIV. PUBLIC AND EMERGENCY SERVICES

1. Identify those entities which serve the project with gas, electricity, telephone and water Propane companies, Plumas Sierra Rural Electric
No telephone, no water

XV. PARKS & RECREATION

1. How close is the project to the nearest public park or recreation area? Sierraville School, 1.5 miles
 Name the area _____
2. Describe any onsite recreational facilities proposed as part of the project 0
3. How does this project propose to provide park and recreation facilities to the community? N/A

XVI. SOCIAL IMPACT

1. How many new residents will the project generate? 2
2. Will the project displace or require relocation of any residential units? yes no
 If yes, explain _____
3. What changes in character of the neighborhood (surrounding uses such as pastures, farmland, residential) would the project cause? None
4. Would the project create job opportunities? yes no
 If yes, explain _____
5. Would the project destroy job opportunities? yes no
 If yes, explain _____
6. Will the proposed development displace any currently productive use, including agricultural livestock grazing?
 yes no
 If yes, describe _____
7. Are there any Federal funds helping to finance your project? yes no

If yes, you may have to comply with NEPA, the National Environmental Policy Act

XVII. TRANSPORTATION/CIRCULATION

1. Does the proposed project front on a County road or State Highway? yes no
If yes, what is the name of the road? West Willow St.
If no, what is the name of the private access road and nearest cross-street? _____

2. Would any non-auto traffic, not related to construction activities, result from the project (trucks, trains, etc.)?
 yes no
If yes, describe type and volume _____
3. Will new roadway/driveway access onto County roads be constructed with the project? yes no
If yes, are the access points proposed in a location in which would provide sufficient sight distance along the roadway for safe entering and exiting vehicles? _____
4. Describe any proposed improvements to County roads and/or State Highways (i.e. frontage improvements, bike lanes, curb, sidewalk): N/A
5. Would any form of transit be used for traffic to/from the project site? yes no
If yes, show proposed transit stop locations on site plan.
6. How much additional traffic is the project expected to generate? What are the expected peak hours of traffic to be caused by the development (i.e. Churches on Sundays, 8:00am-1:00pm; Offices on Mondays through Fridays, 8:00-9:00am, and 4:00-6:00pm)? None

7. What bikeway, pedestrian, equestrian, or transit facilities are proposed with the project?
0

XVIII. CERTIFICATION

I hereby certify that the statements furnished above and in 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.

First Name Rhynie Last Name Hollitz
Bonnie Hollitz
Signature Rhynie Hollitz Date: 4-14-19
Bonnie J Hollitz
Work Phone () Cell Phone (916) 660-2524
Email Address hollitzranch@yahoo.com 530-401-8281



SIERRA COUNTY

Department of Planning and Building Inspection

Post Office Box 530
Downieville, California 95936

Tel (530) 289-3251
Fax (530) 289-2828

Early Consultation / Project Review Routing Sheet

Date: June 5, 2019

To: Commenting Agencies

County Departments

- County Assessor
- County Treasurer-Tax Collector
- County Counsel
- County Sheriff
- County Environmental Health Department
- County Surveyor-Engineer
- County Supervisor
- County Public Works Department
- County Fire Safe & Watershed Council
- County Fish and Game Commission
- County Historical Society

Federal Departments

- USFS—Forest Supervisor Office:
_____Tahoe_____ National Forest
- USFS Sierraville District Ranger Office
- BLM—Regional Office:_____District
- US Army Corps of Engineers
- FEMA—NFIP - Region IX

AB 52 Tribes

- Washoe Tribe of Nevada & California
- T'Si-akim Maidu
- Greenville Rancheria of Maidu Indians
- United Auburn Indian Comm. /Auburn Rancheria

State Departments

- Dept. of Fish & Wildlife—Regional Office
- Dept. of Fish & Wildlife—Local Warden
- Dept. of Fish & Wildlife—Area Biologist
- State Reg. Water Quality Control Board—
Lahontan Region
- State Reg. Water Quality Control Board—
Central Valley Region
- California Public Utility Commission
- State Department of Forestry & Fire
Protection (CalFire)
- Air Resources Board
- Department of Health Services
- Housing & Community Development
- Department of Conservation
- Energy Commission
- Department of Water Resources
- CalTrans-District Office-Planning & Project
Review
- CalTrans-District 3 - Sierraville Yard
- Native American Heritage Commission
- State Office of Planning and Research
- State Water Board-Division of Drinking Water
- DWR - Sierra Valley Watermaster
- Other:_____

Other Agencies

- Sierra-Plumas Joint Unified School District
- City of Loyalton
- Sierra Brooks Homeowners Association
- Northern Sierra Air Quality Management
- Sierra Valley Resource Conservation
- Nevada County Resource Conservation
- Sierra Economic Development District
- Public Utility/Water/Waterworks District: SVPUD
- Sierra Brooks Water_____
- Fire Protection District: SCFPD#1
- Hospital or Health Care District: Eastern Plumas
- Sierra Valley Groundwater Management
- Long Valley Groundwater Management
- Contiguous County Planning Department:
Plumas County
- Liberty Utilities
- Pacific Gas & Electric Company
- Plumas Sierra Rural Electric Cooperative
- SBC/ATT-Serving Phone Communications
- Private or Public Water Company: _____
- NE Center of CA Historical Resources Information
System
- Other:_____

Project Description

The following application has been submitted to the Sierra County Planning Department. The project is being sent to your agency for early review and comment. The purpose of this "early consultation/routing" is to identify any unforeseen issues or reasons why the project should not be "exempt" from CEQA, and/or to solicit review comments and recommended conditions of approval.

Application Number: **1668**
 Application Title: **Hollitz-Parcel Map Amendment**
 Assessor's Parcel Number(s): 013-110-120
 Property Address/Location: 611 W. Willow St., Sierraville
 Project Description:

The project proposes to remove (strike) a deed restriction placed on a recorded subdivision map that currently prohibits construction of a residence on a 234 ac. parcel zoned A1—Agricultural, and under Williamson Act (agricultural preserve) contract. If approved, the owners intend to build one (1) single family residence on the parcel, in addition to the several existing barns and accessory structures. The residence would be served by individual well and onsite wastewater treatment (septic) system, and CalFire "4290" compliant driveway, under separate permits. Planning staff's preliminary environmental assessment: exempt under CEQA Guidelines Sections CCR 15303 (Class 3) and 15305 (Class 5) Categorical Exemptions.

Comments and Conditions

- If you have any questions regarding this project, or require additional information to evaluate and prepare comments or recommended conditions for the project, please send us a list of these requests **within two weeks**.
- Please send your comments and conditions to us no later than June 19, 2019. If we do not receive a response by this date, we will presume that your agency has "no comment." If you require additional time for review, please contact me at: (530) 289-3251 or bpangman@sierracounty.ca.gov.

Sincerely,

Brandon Pangman
Assistant Planning Director

Signature, date

Comments are: Attached No comment

Print Name and Title

APPENDIX I

Print Agency



SIERRA COUNTY

Department of Planning and Building Inspection

Post Office Box 530
Downieville, California 95936

Tel (530) 289-3251
Fax (530) 289-2828

Early Consultation / Project Review Routing Sheet

Date: June 5, 2019
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- Housing & Community Development
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- Energy Commission
- Department of Water Resources
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Review
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- State Water Board-Division of Drinking Water
- DWR - Sierra Valley Watermaster
- Other: _____

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- Contiguous County Planning Department:
Plumas County
- Liberty Utilities
- Pacific Gas & Electric Company
- Plumas Sierra Rural Electric Cooperative
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Sincerely,

Brandon Pangman
Assistant Planning Director

Comments are:

- Attached No comment

Elizabeth Morgan

Signature, date

Elizabeth Morgan, REHS

Print Name and Title

Sierra County Environmental Health

Print Agency

APPENDIX J

From: [Mike Fisher](#)
To: [Kathy Whitlow](#)
Subject: RE: Early Consultation Review Request PD File # 1668, APN 013-110-120
Date: Thursday, June 6, 2019 10:05:25 AM

Kathy,

The Sheriff's Office sees no issue with this.

Thanks,

Mike



Sheriff Mike Fisher
Sierra County Sheriff's Office
100 Courthouse Square / PO Box 66
Downieville Ca, 95936
(530) 289-3700 Office

From: Kathy Whitlow
Sent: Wednesday, June 05, 2019 3:06 PM
To: Laura Marshall <lmarshall@sierracounty.ca.gov>; Jenny Varn <jvarn@sierracounty.ca.gov>; Mike Fisher <mikefisher@sierracounty.ca.gov>; Environmental Health <envhealth@sierracounty.ca.gov>; sproen@aol.com; Miriam Dines <mdines@sierracounty.ca.gov>; Victoria Fisher (sierracountyfsc@gmail.com) <sierracountyfsc@gmail.com>; Bob Latta (Bette) (blatta@sccn.net) <blatta@sccn.net>; Bud Buzczkowske (jelylady@nccn.net) <jelylady@nccn.net>; lauramblakemore@fs.fed.us; qyoungblood@fs.fed.us; wildlife@ceqa.ca.gov; pmcdouga@hcd.ca.gov; Matthew.Henderson@wildlife.ca.gov; centralvalleysacramento@waterboards.ca.gov; Matt.Furtado@co.nevada.ca.us; dlrp@consvr.ca.gov; nahc@pacbell.net; Luis Sepulveda (Luis.Sepulveda@water.ca.gov) <Luis.Sepulveda@water.ca.gov>; sean.chappell@dot.ca.gov; nahc@pacbell.net; kjacobsen@spjUSD.org; gretchen@myairdistrict.com; sierravalleyrcd@gmail.com; info@sedcorp.biz; landswright@digitalpath.net; tk.rick.07@gmail.com; alanna.wilson@ephc.org; sierravalleygmd@sbcglobal.net; bmarshall@psrec.coop; slicbox@att.com; neinfocntr@csuchico.edu
Subject: Early Consultation Review Request PD File # 1668, APN 013-110-120

Hello: For your review and/or comments, please see the attached Early Consultation/Project Review routing packet for a Parcel Map Amendment in Sierra County.

Please direct all comments to either myself at kwhitlow@sierracounty.ca.gov or Brandon Pangman bpangman@sierracounty.ca.gov by June 19, 2019.

Thank you,

Kathy Whitlow

APPENDIX K

From: DLRP@DOC
To: [Kathy Whitlow](mailto:Kathy.Whitlow)
Subject: RE: Early Consultation Review Request PD File # 1668, APN 013-110-120
Date: Thursday, June 6, 2019 12:34:42 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Ms. Whitlow,

The Department of Conservation has reviewed the Early Consultation for a Parcel Map Amendment, and has no comment.

Sincerely,



Farl Grundy

Associate Environmental Planner
Division of Land Resource Protection

California Department of Conservation
801 K Street, MS 14-15, Sacramento, CA 95814
T: (916) 324-7347
E: Farl.Grundy@conservation.ca.gov



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From: Kathy Whitlow <kwhitlow@sierracounty.ca.gov>

Sent: Wednesday, June 5, 2019 3:06 PM

To: Laura Marshall <lmarshall@sierracounty.ca.gov>; Jenny Varn <jvarn@sierracounty.ca.gov>; Mike Fisher <mikefisher@sierracounty.ca.gov>; Environmental Health <envhealth@sierracounty.ca.gov>; sproen@aol.com; Miriam Dines <mdines@sierracounty.ca.gov>; Victoria Fisher (sierracountyfsc@gmail.com) <sierracountyfsc@gmail.com>; Bob Latta (Bette) (blatta@sccn.net) <blatta@sccn.net>; Bud Buzczkowske (jelylady@nccn.net) <jelylady@nccn.net>; laurablakemore@fs.fed.us; qyoungblood@fs.fed.us; wildlife@ceqa.ca.gov; McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>; Henderson, Matthew@Wildlife

APPENDIX L



GAVIN NEWSOM
GOVERNOR

Received

JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

JUN 17 2019

Central Valley Regional Water Quality Control Board

12 June 2019

Sierra County Planning &
Building Departments

Brandon Pangman
Sierra County
Department of Planning and Building Inspection
P.O. Box 530
Downieville, CA 95936

CERTIFIED MAIL
7018 3090 0000 5203 5052

**COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION,
HOLLITZ PARCEL MAP AMENDMENT 1668 PROJECT, SIERRA COUNTY**

Pursuant to the Sierra County Department of Planning and Building Inspection's 6 June 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the Hollitz Parcel Map Amendment 1668 Project, located in Sierra County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-

DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Waste Discharge Requirements – Discharges to Land

Pursuant to the State Board's Onsite Wastewater Treatment Systems Policy, the regulation of the septic system may be regulated under the local agency's management program.

For more information on waste discharges to land, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_land/index.shtml

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.

There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its

growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/ or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.

- 2. Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
<https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.



Jordan Hensley
Environmental Scientist

Northeast Center of the
California Historical Resources
Information System

BUTTE
GLENN
LASSEN
MODOC
PLUMAS
SHASTA

SIERRA
SISKIYOU
SUTTER
TEHAMA
TRINITY

123 West 6th Street, Suite 100
Chico CA 95928
Phone (530) 898-6256
neinfoctr@csuchico.edu

June 26th, 2019

Sierra County Department of
Planning and Building Inspection
P.O. Box 530
Downieville, CA 95936
Attn: Mr. Brandon Pangman

Received

JUL - 1 2019

**I.C. File # N19-2
Project Review**

Sierra County Planning &
Building Departments

RE: Application Number 1668/Hollitz-Parcel Map Amendment/APN 013-110-120
T20N, R14E, Section 14 MDBM
USGS Sattley 7.5' and Sierraville (1955) 15' quadrangles
Approximately 234 acres (Sierra County)

Dear Mr. Pangman,

In response to your request, a project review for the project cited above was conducted by examining the official maps and records for archaeological sites and surveys in Sierra County.

RESULTS:

Prehistoric Resources: According to our records, three sites of this type have been recorded within or adjacent to the project area consisting of lithic scatters, projectile points, midden, and habitation areas. The project is located in a boundary region utilized by Maidu and Nisenan populations. Unrecorded prehistoric cultural resources may be located in the project area.

Historic Resources: According to our records, no sites of this type have been recorded within or adjacent to the project area. However, six sites of this type have been recorded in the 1-mile project vicinity consisting of the Berry Creek Trail, historic debris scatters, trails, occupation areas, and an irrigation ditch. Unrecorded historic cultural resources may be located in the project area.

1
APPENDIX N

The USGS Sierraville (1955) 15' quad map indicates that roads are located within the project area, while Randolph Hill, Canyon Ranch, Canyon Trails, State Route 89, the towns of Sierraville and Randolph, Hamlin Creek, gravel pits, springs, roads, and structures are located within the general project vicinity.

Previous Archaeological Investigations: According to our records, the portions of the project area have been previously surveyed for cultural resources. The studies are listed below.

Eldred, Anne

2000 *Cultural Resource Reconnaissance of the Proposed Amodei Gravel Pit near Sierraville, California.*

NEIC Report 002715

Resources:

P-46-001059 (CA-SIE-001059)

Foster, Dan (California Department of Forestry and Fire Protection)

1983 *Preliminary Report and Photographs from the Milton Holstrom Private Artifact Collection from Sites in Sierra Valley, Sierra and Plumas Counties, California.*

NEIC Report 001176

King, Jerome, Kelly McGuire, Kimberly Carpenter, Mary Maniery, and Cindy Baker (Far Western Anthropological Research Group, Inc.)

2004 *Class I Cultural Resources Overview and Research Design for the Alturas, Eagle Lake, and Surprise Resource Areas.*

NEIC Report 008919

Leach-Palm, Laura, Pat Mikkelsen, Paul Brandy, Jay King, and Lindsay Hartman (Far Western Anthropological Research Group)

2008 *Cultural Resources Inventory of Caltrans District 3 Rural Conventional Highways in Butte, Colusa, El Dorado, Glenn, Nevada, Placer, Sacramento, Sierra, Sutter, Yolo and Yuba Counties.*

NEIC Report 009539

Resources: Numerous

Maniery, Mary (PAR Environmental Services, Inc.)

2004 *Historical Archaeology Relative to Regional Themes.*

NEIC Report 0089191

Payen, Louis A. and Pamela Jean Payen

1996 *Cultural Resource Test Excavations at the Old Webber Gravel Pit near Sierraville, California.*

NEIC Report 005969

Resources:

P-46-001059 (CA-SIE-001059)

Wayland, Brian

2002 *Confidential Archaeological Addendum for Timber Operations on Non-Federal Lands in California: Maddelena Amendment THP.*

NEIC Report 005552

Resources:

P-46-001243

Turner, Arnie L. and Maribeth Hamby (Sierraville Ranger District)

1982 *The Intensive Archaeological Reconnaissance of 15 Parcels in the Boca, Loyalton, Sierraville Locality, Tahoe National Forest, California.*

NEIC Report 005615

Resources: Numerous

Turner, Arnie L. and Laurel Crittenden (Intermountain Research)

1982 *Archaeological Survey of the Palisades Trail and Blue Moon Timber Sale: An Addendum Report to The Intensive Archaeological Reconnaissance of 15 Parcels in the Boca, Loyalton, Sierraville Locality, Tahoe National*

NEIC Report 005615

Resources: Numerous

Wayland, Brian

2003 *An Archaeological Survey Report for the Maddalena Amendment to Timber Harvesting Plan # 2-01-105-SIE(3) Sierra, California.*

NEIC Report 005868

Resources:

P-46-001371

Literature Search: The official records and maps for archaeological sites and surveys in Sierra County were reviewed. Also reviewed: **National Register of Historic Places - Listed properties and Determined Eligible Properties** (2012), **California Register of Historical Resources** (2012), **California Points of Historical Interest** (2009), **California Investigation of Historic Resources** (1976), **California Historical Landmarks** (2012), **Gold Districts of California – Bulletin 193** (2005), **Truckee River Route** (2018), **Historic Spots in California – Fifth Edition** (2002), **Handbook of North American Indians, Vol. 8, California** (1978), and **Directory of Properties in the Historic Property Data File for Sierra County** (2012).

RECOMMENDATIONS:

Based upon the above information and the local topography, and regional history, the project is located in an area considered to be highly sensitive for prehistoric, protohistoric, and historic cultural resources. Maidu and Nisenan populations used the local region for seasonal and/or permanent settlement, as well as for the gathering of plants, roots, seeds, domestic materials, and hunting seasonal game. Historically, Euro-Americans utilized the region for transportation opportunities.

Therefore, because the project area has not been previously surveyed, we recommend that a professional archaeologist be contacted to conduct a cultural resources survey of the entire project area. The consultant can offer recommendations for avoidance and protection of any newly identified resources. In addition, any existing structures should be evaluated for potential historical significance. The project archaeologist will be able to offer recommendations for the preservation of or mitigation of effects on any cultural resources encountered as a result of field survey. A list of qualified consultants is available online at www.chrisinfo.org.

The project archaeologist should also contact the appropriate local Native American representatives for information regarding traditional cultural properties that may be located within project boundaries for which we have no records. The Native American Heritage Commission should be contacted at (916) 373-3710 for information regarding Native American representatives in the vicinity of the project.

During any phase of parcel development, if any potential prehistoric, protohistoric, and/or historic cultural resources are encountered, all work should cease in the area of the find pending an examination of the site and materials by the project archaeologist. This request to cease work in the area of a potential cultural resource find is intended for accidental discoveries made during construction activities, and is not intended as a substitute for the recommended cultural resources survey.

The fee for this project review is \$75.00 (1 hour of Project Review Time @ \$75.00 per hour). An invoice from the CSUC Research Foundation for billing purposes will follow. Thank you for your dedication preserving Sierra County's and California's irreplaceable cultural heritage, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,



Katherine Jorgensen, B.A.
Research Associate

**PLANNING COMMISSION
COUNTY OF SIERRA
STATE OF CALIFORNIA**

RESOLUTION NO. 2019-04

JULY 18, 2019

**IN THE MATTER OF APPROVING
AN AMENDMENT OF A PARCEL MAP
9-M&S-54**

WHEREAS, the Sierra County Planning Department received an application from Rhynie and Bonnie Hollitz requesting an amendment of a recorded Parcel Map (Maps & Surveys, Book 9, Page 54) to remove a note that restricts Parcel 1, owned by Mr. and Mrs. Hollitz, to agricultural uses only and prohibits construction of a residence; and that such proposed amendment should be accomplished by means of a Certificate of Correction to allow the construction of a signal family residence on their parcel, also identified as APN 013-110-120, located at 611 W. Willow St., Sierraville; and,

WHEREAS, the Planning Department considered and analyzed the proposed project pursuant to the Sierra County General Plan, the Sierra County Zoning Code and Subdivision Regulations, the California Environmental Quality Act, and all other applicable State and local regulations; and,

WHEREAS, the Planning Commission on July 18, 2019 held a duly noticed public hearing as required by law to consider all of the comments and information presented by staff, the applicants, commenting agencies, and members of the public.

NOW THEREFORE BE IT RESOLVED, the Sierra County Planning Commission hereby adopts the facts and findings contained in staff recommendation no. 1204 and incorporates those findings herein; and does find and determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) under Cal. Code of Regulations, Title 14, Section 15303; and approves the proposed map amendment as presented in and subject to the conditions of approval contained in staff recommendation no. 1204.

The foregoing Resolution of the County of Sierra was passed and adopted by the Planning Commission on the 18th day of July, 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Tim H. Beals, Secretary
Planning Commission

Mike Filippini, Chairman
Planning Commission

APPENDIX O



Planning Commission Staff Report

July 18, 2019

EXHIBIT 1

Project: Mitchell Special Events Venue
PD File No. 1600
Staff Rec. No.: 1205
Request: Conditional Use Permit Amendment
Location: 320 Independence Lake Rd, so. of Sierraville
APNs: 019-040-009
Planner: Brandon Pangman

Property Owner

Fred & Pam Mitchell
 320 Independence Lake Rd.
 Sierraville, CA

Applicant

Fred Mitchell
 P.O. Box 10689
 Truckee, CA 96162

1. Summary Staff Recommendation

Staff recommends that the Planning Commission *approve* the proposed amendments to the Mitchells' Conditional Use Permit (CUP), subject to the findings and conditions of approval contained in this staff report.

2. Project Description

The Applicant is requesting a:

- *Conditional Use Permit Amendment* (ref. SCC §15.12.170(c), § 20.05.140, et seq.)

The applicant gained conditional approval by the Planning Commission on August 14, 2014 for a Conditional Use Permit to allow their 80-acre parcel in the General Forest (GF) zoning district to be used seasonally as a commercial special events venue (weddings, etc.). That CUP was valid for five (5) years, expiring August 14, 2019. The venue has operated successfully without issue or complaint during that time. The Mitchells are now requesting an extension on the life of their CUP for an additional ten (10) years; plus they have requested that the number of permitted events each summer season be expanded from ten (10) to twelve (12); and they have also requested permission to add a large, temporary tent facility for their guests. No other changes or amendments to the current permit conditions are proposed.

Various maps and aerial images of the project site and property location are attached at the end of this staff report.

The following project description is largely excerpted from the original staff report and recommendation no. 1152, from the 2014 application. The applicant and his wife, who also live on the property, explained their project as follows:

“Our proposal is to use the property as a wedding venue as well as a place people can come for an outdoor experience, such as sitting around a campfire, singing or listening to cowboy poetry . The location and topography of the property lends itself to such experiences.”

Additional details for the project description were teased out in a series of correspondence with the applicant, as well as excerpts from the venue’s website, copies of which may be found in Appendix C.

The only proposed (permanent) improvement was a new forest service campground-style bathroom building with standard tank-and-leach field septic system, which was constructed under an approved building permit soon after the CUP was approved. There are already existing paths, roads, and adequate parking areas on the property. No other permanent structures or ground-disturbing modifications are proposed.

3. Site Description & Project Features

The subject project is an 80 acre privately owned parcel located along Independence Lake Road, which is located near the Sierra/Nevada County line approximately nine miles northwest of Truckee, California and accessed via Hwy 89 to Jackson Meadows Road to Independence Lake Road.

The property is zoned General Forest (GF) District; with a General Plan designation of Forest. There are no Special Treatment Areas or zoning overlays affecting this property. It is surrounded on all four sides by USFS lands.

The topography is moderately-up-sloped, and is generally tree-covered, except in two meadow areas – a wet meadow area below the road (which will be avoided) and “Anderson Meadow” to the northwest (the edge of which is proposed for the venue for special events). The property is bisected by Independence Lake Road (almost in the center of the parcel), and Independence Creek runs south to north on the eastern end (see USGS topo map attached).



There is currently one permitted single family residence with accessory outbuildings located on the southwest portion of the property (see site plan attached). The area experiences heavy snowfall in the winter and the roads are not plowed; wintertime access is therefore limited to over-the-snow (tracked) vehicles.



Per the applicant's project description, the proposed use would be seasonal from June through September, with the hours of operation from mid-morning to no later than midnight. Most events will be taking place on weekends with no more than one event per

week, and no more than 150 guest and approximately 40 vehicles with parking in two existing, designated dirt areas which are already clear of vegetation. No overnight camping would be allowed. There will be no off-site signage, and only a single on-site sign at the driveway entrance along Independence Road. Existing County and Forest Service road signs are deemed sufficient for locating the property from State Highway 89.

The property is off-grid producing its own water and electricity, with only limited cellular phone reception (no land lines). Special events requiring electricity (for music, lights, etc.) will require portable generators. A domestic well services the residence, and one 2500 gallon above-ground water tank and one 3400 gallon below-ground water storage tank are currently on the property, for supplemental fire suppression (pursuant to Cal Fire's PRC 4290 regulations). In addition, the applicant will notify the local Fire Dept. prior to each event, notifying them of dates/times, proposed number of guests, and type of event [condition added by Planning Commission on August 14, 2014].



As mentioned above, the applicant proposed to build one new forest service-type bathroom building and standard septic system to serve the venue guests. An engineer's perc. and mantle test and Environmental Health Dept. inspection were completed, indicating that the site is suitable for a standard leach area of sufficient size. This facility was installed several years ago.

Planning Department staff visited the site with the owners on two separate occasions. The Director determined that the proposed project, limited to infrequent, seasonal use and of short duration (no overnight use, trailers, etc.), and being of an outdoor/open-space nature with only a single, small bathroom structure proposed and no other ground-disturbing activities, would not be detrimental to the environment or endanger sensitive wildlife or its habitat. The project was originally routed to commenting agencies from July 1 to July 21, 2014. No comments of environmental concern were received (except for the Sierra Valley Fire Protection District #1 which expressed concern over the potential for human-caused fire, and made recommendations for certain mitigation; however, staff feels that the fire hazard is sufficiently addressed through the Cal Fire PRC 4290-4291 requirements which are already made a condition of approval, below). For this proposed amendment, the project was again routed to commenting agencies from July 3 through July 15, 2019; and again, no comments of environmental concern were received.

This project is eligible for a Categorical Exemption under the California Environmental Quality Act, CCR Section 15303 and 15304(e) (Class 3, and 4 of CEQA Guidelines), in that the project consists of the construction of a single, small structure or restroom facility; and the minor temporary use of land having negligible or no permanent effects on the environment. (Examples cited in the Guidelines include: carnivals, sale of Christmas trees, etc.). Furthermore, the project is not subject to any of the exceptions to the categorical exemptions listed in CCR 15300.2.

4. Findings:

4.1 General Plan & Zoning

- (a) The project site is zoned "General Forest" (GF) District, compatible with the General Plan land use designation for the property that is "Forest".
- (b) The project site lies outside of the Scenic Corridor.
- (c) The project will not create a significant visual, noise, or other nuisance for neighboring residents beyond those inherent in timber harvest activities, consistent with General Plan policy 1-14.
- (d) The location of the proposed special venue uses will not inhibit timberland management or timber harvesting activities on neighboring properties.
- (e) The proposed use is consistent with General Plan and Zoning designations for the property only with the issuance of a Conditional Use Permit.

4.2 CEQA

- (a) The project is eligible for a categorical exemption, Class 3 under CEQA Guidelines (ref., CCR §15303; PRC §21080[b]9) in that the project consists of new construction of limited small new facilities (public restroom facilities, already constructed).
- (b) The project is also eligible for a categorical exemption, Class 4 under CEQA Guidelines (ref. CCR §15304[e]; PRC §21080[b]9) in that the project consists of minor alterations in the condition of the land that do not affect sensitive resources—specifically, the minor temporary use of land having negligible or no permanent effects on the environment.
- (c) The project is not subject to an exception from using a categorical exemption, pursuant to CEQA Guidelines §15300.2.
- (d) The project was originally routed to sixteen (16) commenting agencies between July 1 and July 21, 2014; and again for this proposed amendment and extension of the CUP, to twenty-one (21) commenting agencies between July 3 and July 15, 2019. The project and public hearing was noticed in the *Mountain Messenger*, a newspaper of general circulation, on July 3, 2019, as well as notice mailed to surrounding property owners within 300 feet of the project boundary. No comments of environmental concern were received.
- (e) On the basis of the exemptions, the project design, and comments received, the County finds that the proposed project will not have a detrimental effect on the environment or be injurious to fish or wildlife or their habitat.

4.3 Specific Findings [per SCC §15.28.020]

Chapter 15.28 of the Sierra County Zoning Code [which was in effect at the time the original CUP was processed, but which has since been superseded by Section 20.05.140 et seq.] requires that “any person seeking issuance of a special use permit shall...appear before the Planning Commission presenting evidence of the following:

- (a) That the use is not detrimental to the public health, convenience, safety, and welfare, and is necessary for the promotion of the general good of the community.

Evidence: [per Applicant]: “Projects and all proposals in this request are of minimal impact and are not detrimental to the public health, convenience, safety, and welfare, and are necessary for the promotion of the general good of the community.”

- (b) That the use of the property for such purposes will not result in material damage or prejudice to other property in the vicinity.

Evidence: [per Applicant]: “Projects and all proposals in this request will not result in material damage or prejudice to other property in the vicinity.”

County staff contacted the USFS Sierraville District Ranger (representing the only neighboring property) and discussed the proposed project. The USFS did not express any concern of material damage or prejudice to the public lands bordering the project site.

Based on staff's independent analysis of the proposed project; site visits; review of comments received; and the whole record, staff concurs with the findings provided by the applicant as set forth above.

5. Summary

Planning staff has reviewed the applicant's request for a Conditional Use Permit amendment. The project has been analyzed for compliance with the policies and goals of the Sierra County General Plan and Zoning Code, and with the California Environmental Quality Act. The project as proposed, together with the attached conditions of approval, ensure that the project will be compatible with the surrounding land uses, and is consistent with the intent and purpose of Section 15.12.170 of the Sierra County Zoning Code governing conditionally-allowed uses in the General Forest zoning district. Staff recommends approval as proposed, subject to the conditions of approval set forth in section 6, below.

6. Staff Recommendation

Staff recommends that the Planning Commission adopt a Resolution containing each of the following:

- A. Adopt the Analyses and Findings contained in this staff report.
- B. Find that the project is categorically exempt under CEQA (Guidelines, Sections 15303 and-15304(e)).
- C. Approve the conditional use permit, still subject to the following **conditions as amended**:

Conditions of Approval

1. The project approved by this action is for a Conditional Use Permit to provide for various outdoor special venue uses within the GF District on APN 019-040-009 as specifically enumerated in the Planning Department Staff Report for file no. 1600 (and staff rec. no. 1152, dated August 14, 2014; ~~as amended by staff rec. no. 1205, dated July 18, 2019~~). Approved project features are specifically as laid out in the staff report(s) and the application materials and applicant's subsequent correspondence to the Planning Department clarifying certain project description details, which are attached as Appendix C to staff rec. no. 1205. Deviations from the approved project description shall be reviewed by the Planning Department for substantial compliance and may require amendment of the CUP by the appropriate hearing body. If there are any discrepancies between the approved project description or plans, and the conditions of approval, the conditions of approval shall supersede.

-
2. This action does not relieve the applicant of the obligation to comply with all local, state or federal ordinances, statutes, regulations, and procedures.
 3. ~~No further permanent structures or facilities associated with the special events venue or public/commercial use of the property are permitted; however, temporary tent structures and similar temporary facilities are permitted during the months of June through September.~~
 4. The permit holder shall comply with Cal Fire regulations implementing Cal. Public Resources Code section 4290-4291 (including Cal. Code of Regulations sections 1270 et seq.) pertaining to the maintenance of: address posting; vegetation clearances along roads, around structures and use areas; fire safe access driveway, including turnouts and turn-around/s; and a ready supply of supplemental fire suppression water, as determined by Cal Fire. In addition, the permit holder shall designate and clearly identify smoking areas. Smoking areas shall be in a gravel or paved area away from vegetation with State Fire Marshall approved ashtrays.
 5. ~~The applicant shall notify the local Fire Dept. in Sierraville prior to each event, notifying them of dates/times, proposed number of guests, and type of event [condition added by Planning Commission on August 14, 2014].~~
 6. If any potential prehistoric, protohistoric, and/or historic cultural resources are encountered during any phase of project operations, all disturbance and use shall cease in the area of the find pending an examination of the site and materials by a professional archaeologist, and the site subsequently cleared by the Planning Department for work to continue.
 7. Any balance of fees associated with this action must be paid to any Sierra County agency involved in the processing of this application.
 8. ~~The Conditional Use Permit shall be valid for an additional ten (10) years from the original date of approval (August 14, 2014). The permit holder may re-apply to extend and/or amend the Permit prior to its expiration date of **August 14, 2029**.~~

[continued]

7. Recommended Motion

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

"I move that the Planning Commission find that a categorical exemption is appropriate under CEQA for this project, and approve the proposed amendment to the Mitchells' Conditional Use Permit subject to the findings and conditions of approval contained in staff rec. no. 1205"

8. Attachments:

Appendix A – Location Maps (Google Earth, USGS Topo)

Appendix B – General Plan Maps

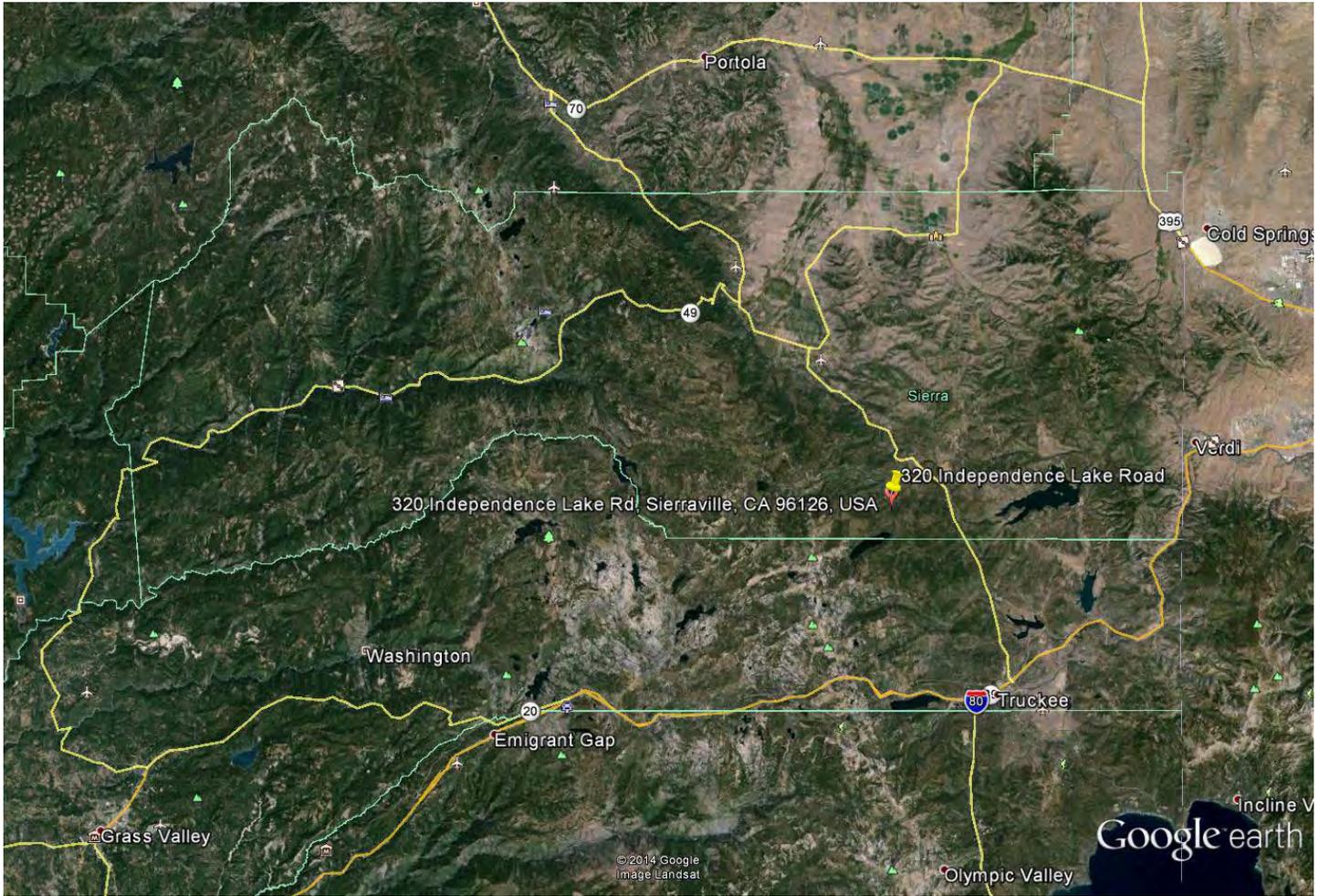
Appendix C – Applicant's Site Plan Maps and supplemental project description details

Appendix D – "Mitchell's Mountain Meadows" website excerpts (accessed: 7/3/2019)

Appendix E – Planning Dept.'s Commenting Agencies Routing Sheet

Appendix F – DRAFT RESOLUTION

APPENDICES



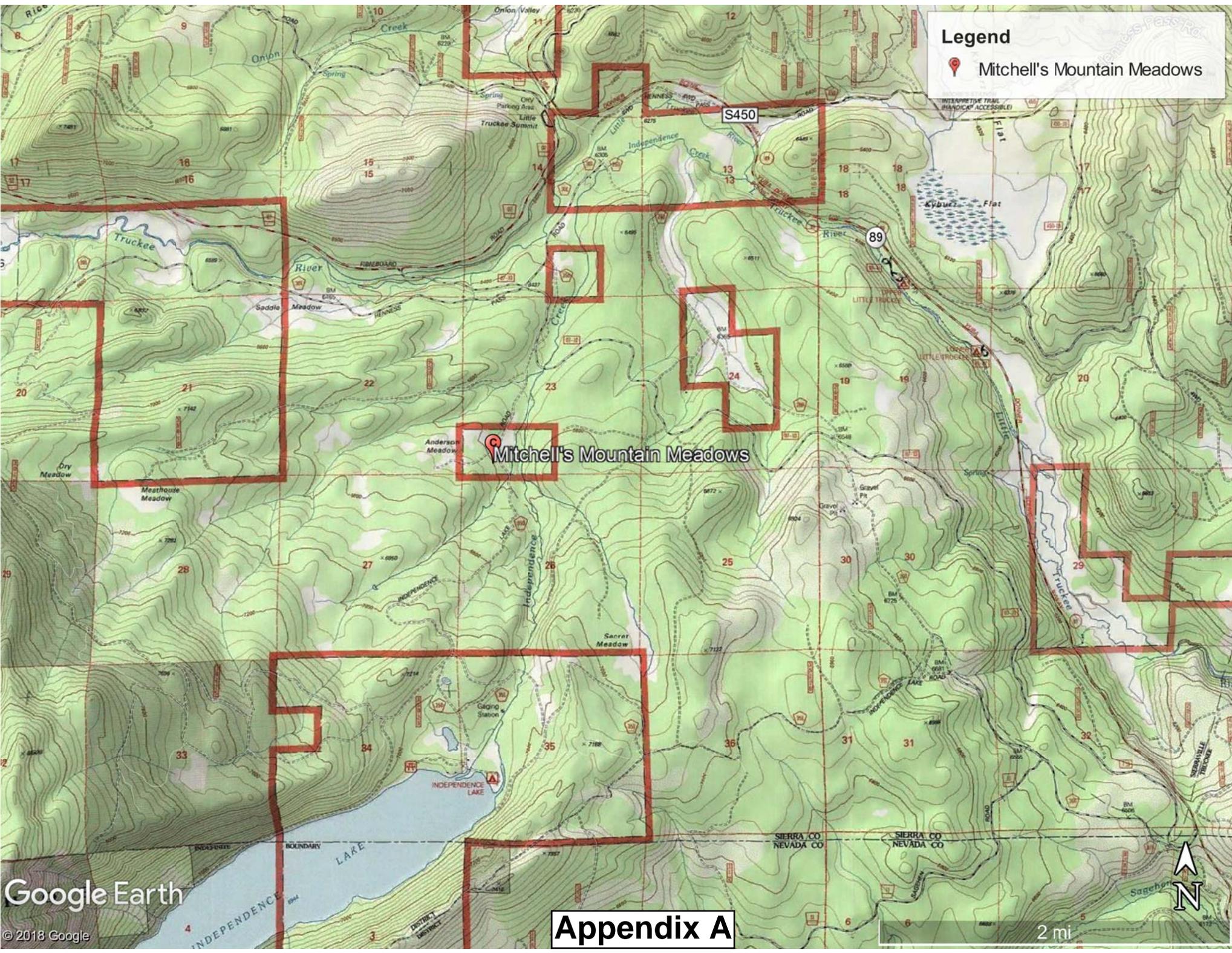
Google earth



Appendix A

Legend

 Mitchell's Mountain Meadows

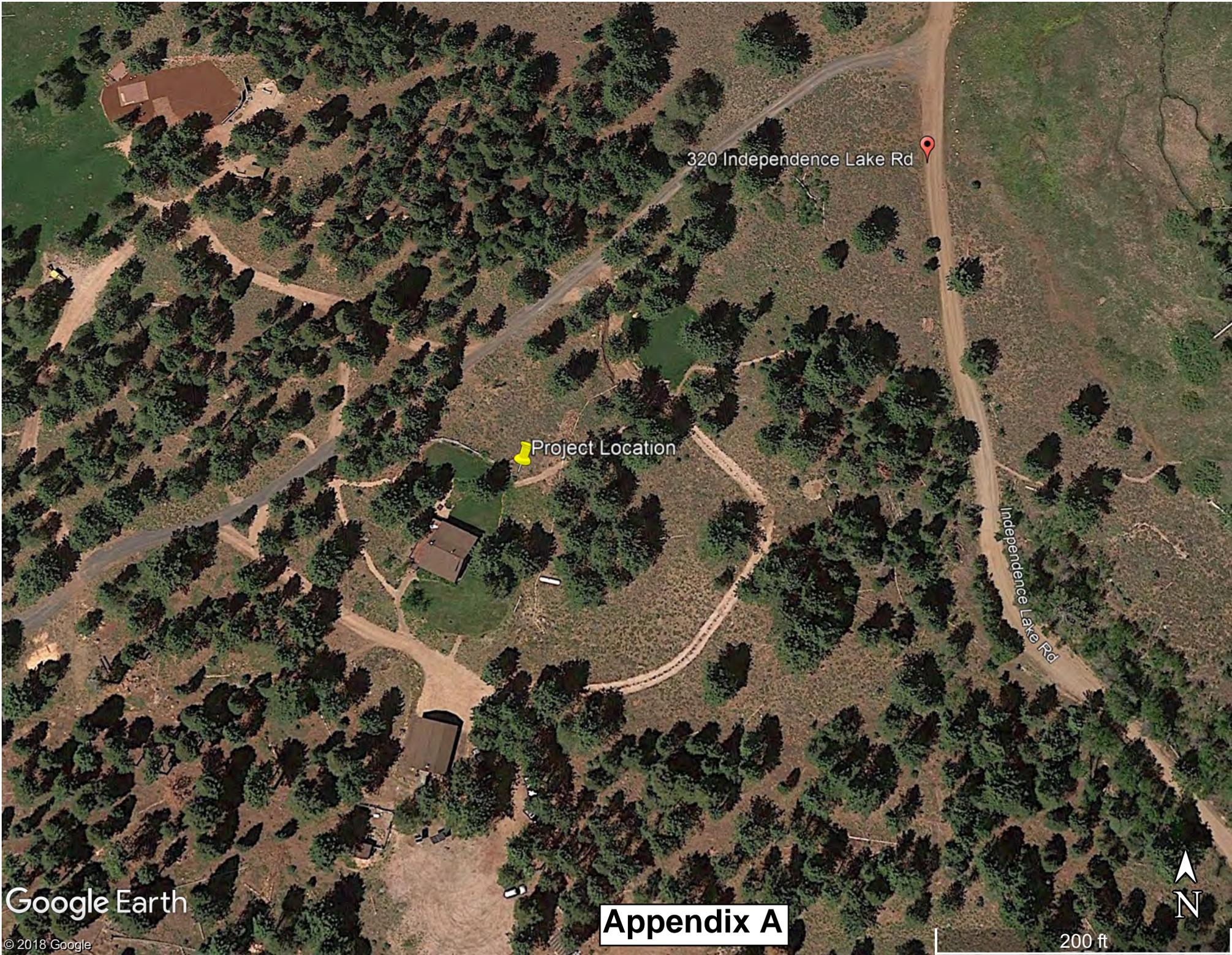


Google Earth

© 2018 Google

Appendix A

2 mi



320 Independence Lake Rd

Project Location

Independence Lake Rd

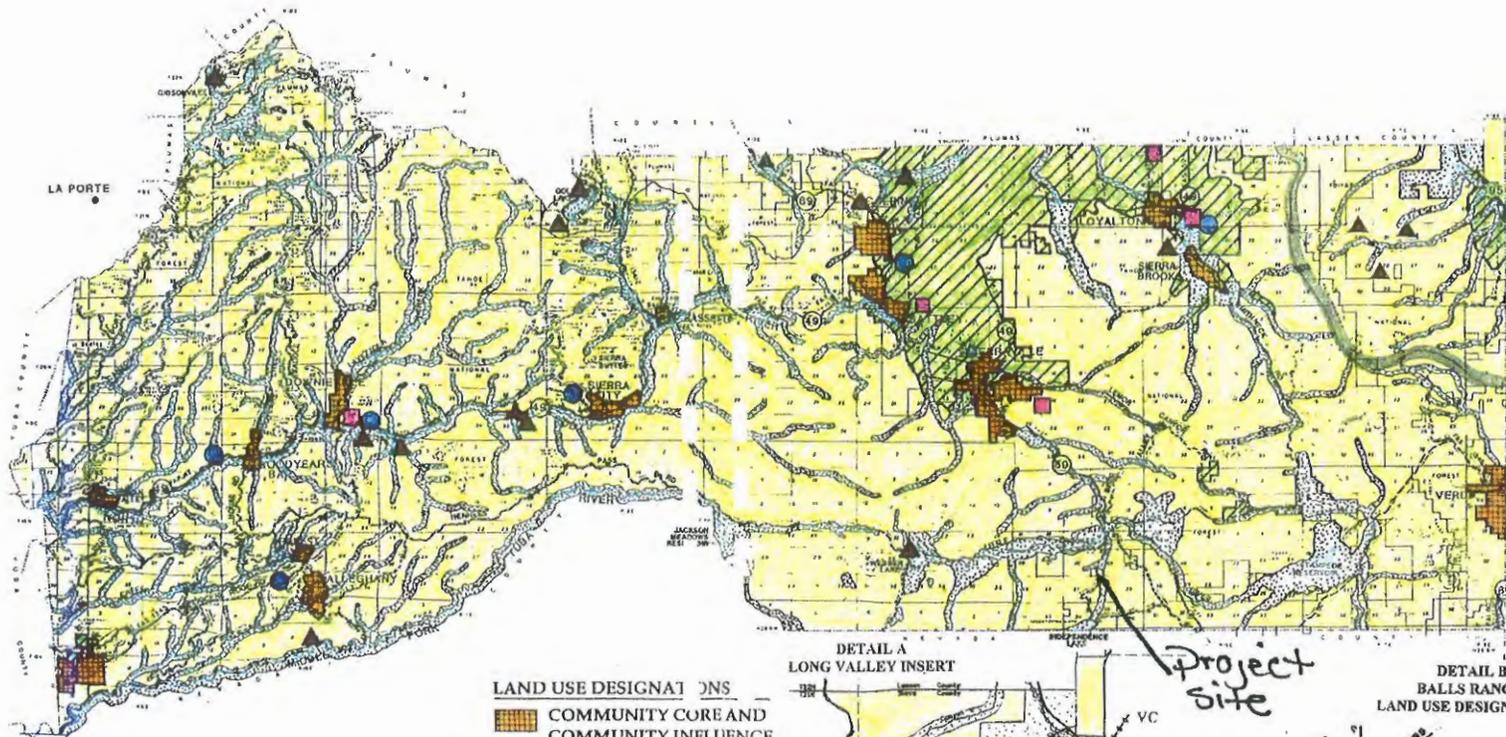
Google Earth

© 2018 Google

Appendix A

200 ft





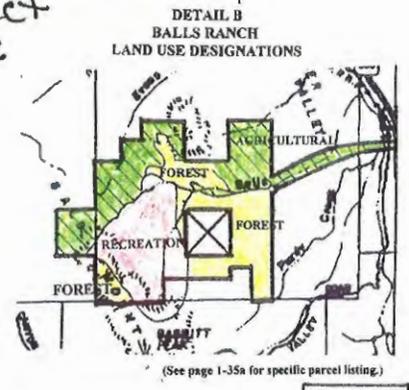
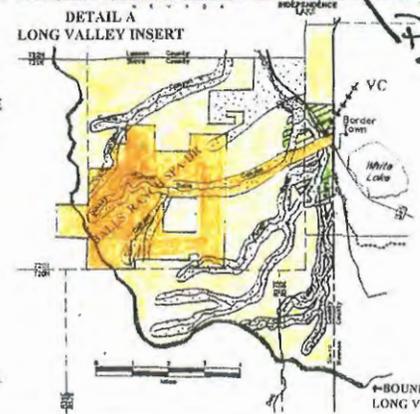
NOTE:
SEE DETAILS A & B
LONG VALLEY/
BALLS RANCH INSERT

BOUNDARY -
LONG VALLEY

NOTE: PLEASE SEE COMMUNITY MAPS
FOR LAND USE DESIGNATION
IN COMMUNITY AREAS.



- LAND USE DESIGNATIONS**
- COMMUNITY CORE AND COMMUNITY INFLUENCE AREAS (See block maps)
 - AGRICULTURAL
 - OPEN SPACE
 - FOREST
 - RECREATION
 - INDUSTRIAL
 - PUBLIC SERVICE
 - VISITOR COMMERCIAL
 - BALLS RANCH SPAN



Figur 1-2
COUNTYWIDE LAND USE DESIGNATIONS
SIERRA COUNTY
CALIFORNIA



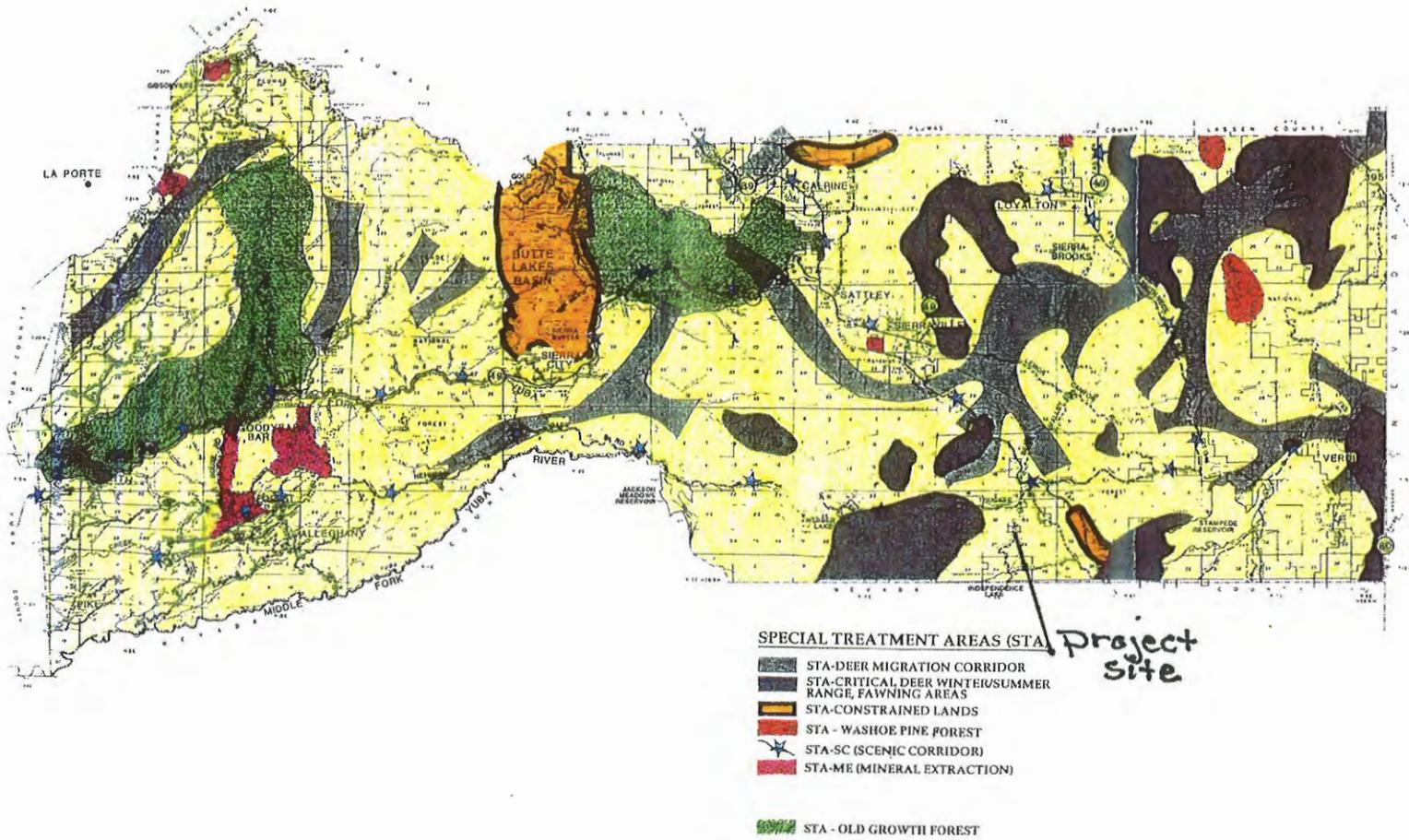
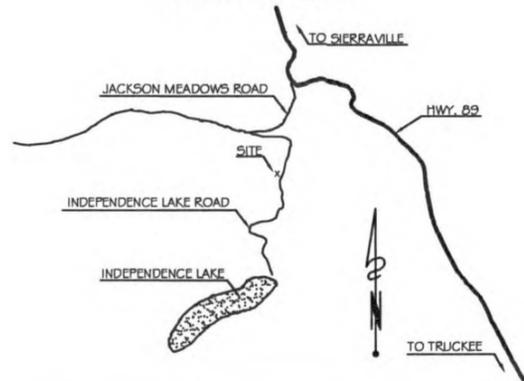


Figure 1-3
COUNTYWIDE SPECIAL TREATMENT AREAS
 SIERRA COUNTY
 CALIFORNIA

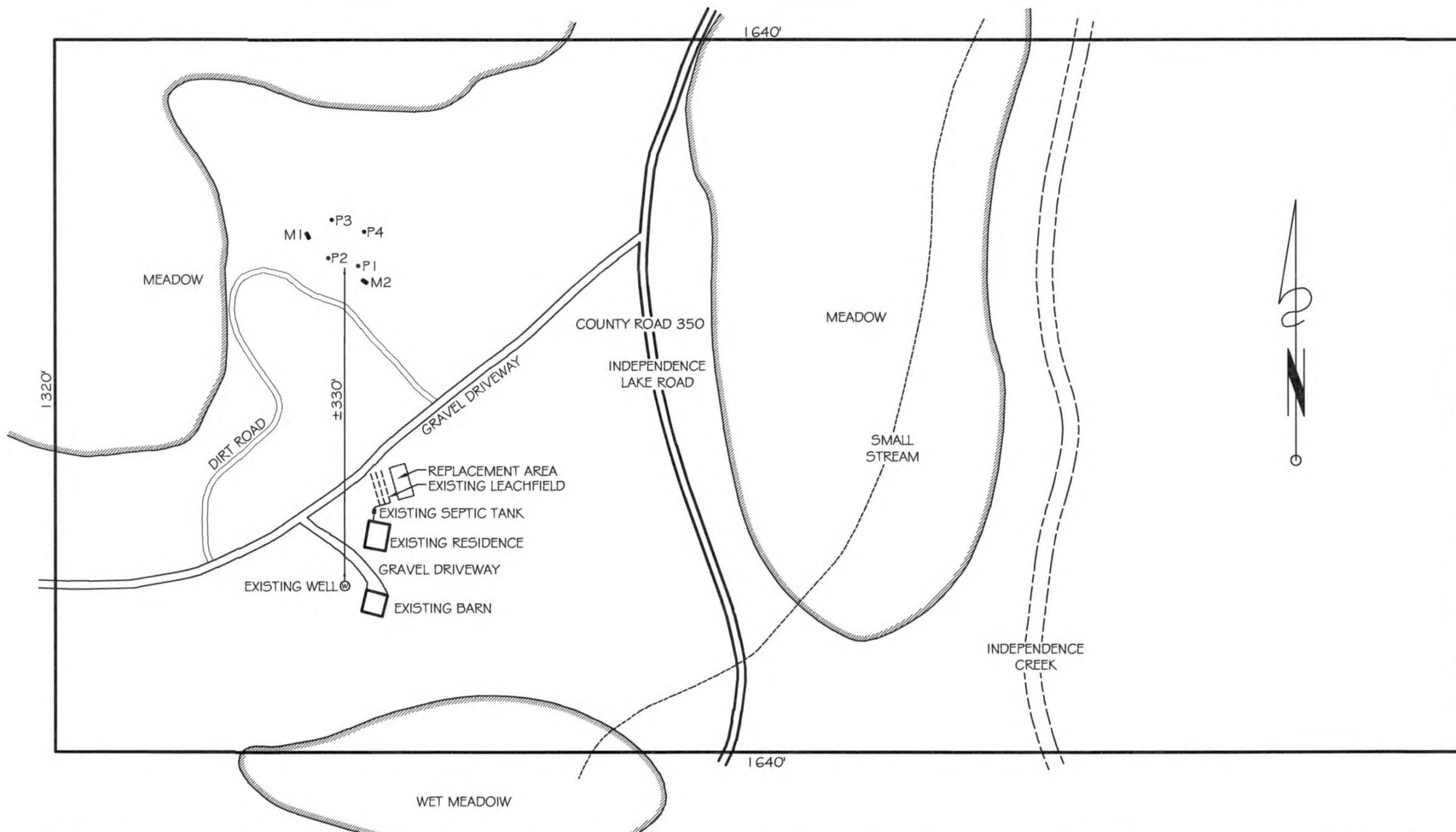


VICINITY MAP



LEGEND

- PROPERTY LINE # CORNER
- SETBACK LINE
- ELEVATION # CONTOUR LINE
- TOP OF EMBANKMENT
- DIRECTION OF SLOPE
- BOTTOM OF EMBANKMENT
- FLOWLINE
- OVERHEAD LINES
- ANCHOR
- J. POLE
- WS WATER SERVICE
- SS SEWER SERVICE
- SSMH SEWER MANHOLE
- HYDRANT FIRE HYDRANT
- SURFACE BOULDER
- JOINT UTILITY POLE # ANCHOR
- TREES: TW=TWIN, SN=SNAG, D=DEAD, TR=TRIPLE, ST=STUMP
- 8" A 8" ASPEN
- 10" F 10" FIR TREE
- 12" P 12" PINE TREE
- 14" C 14" CEDAR TREE
- 16" LP 16" LODGEPOLE PINE TREE
- 12" P TREE TO BE REMOVED



DENNIS DODDS & ASSOCIATES, INC.
 CIVIL ENGINEERING DESIGN CONSULTATION
 10049 MARTIS VALLEY ROAD, SUITE D
 TRUCKEE, CA 96161, 530-582-1389



SITE EVALUATION PLAN FOR
FRED & PAM MITCHELL
 80 ACRE PARCEL, SIERRA COUNTY
 320 INDEPENDENCE LAKE ROAD
 APN# 019-040-009

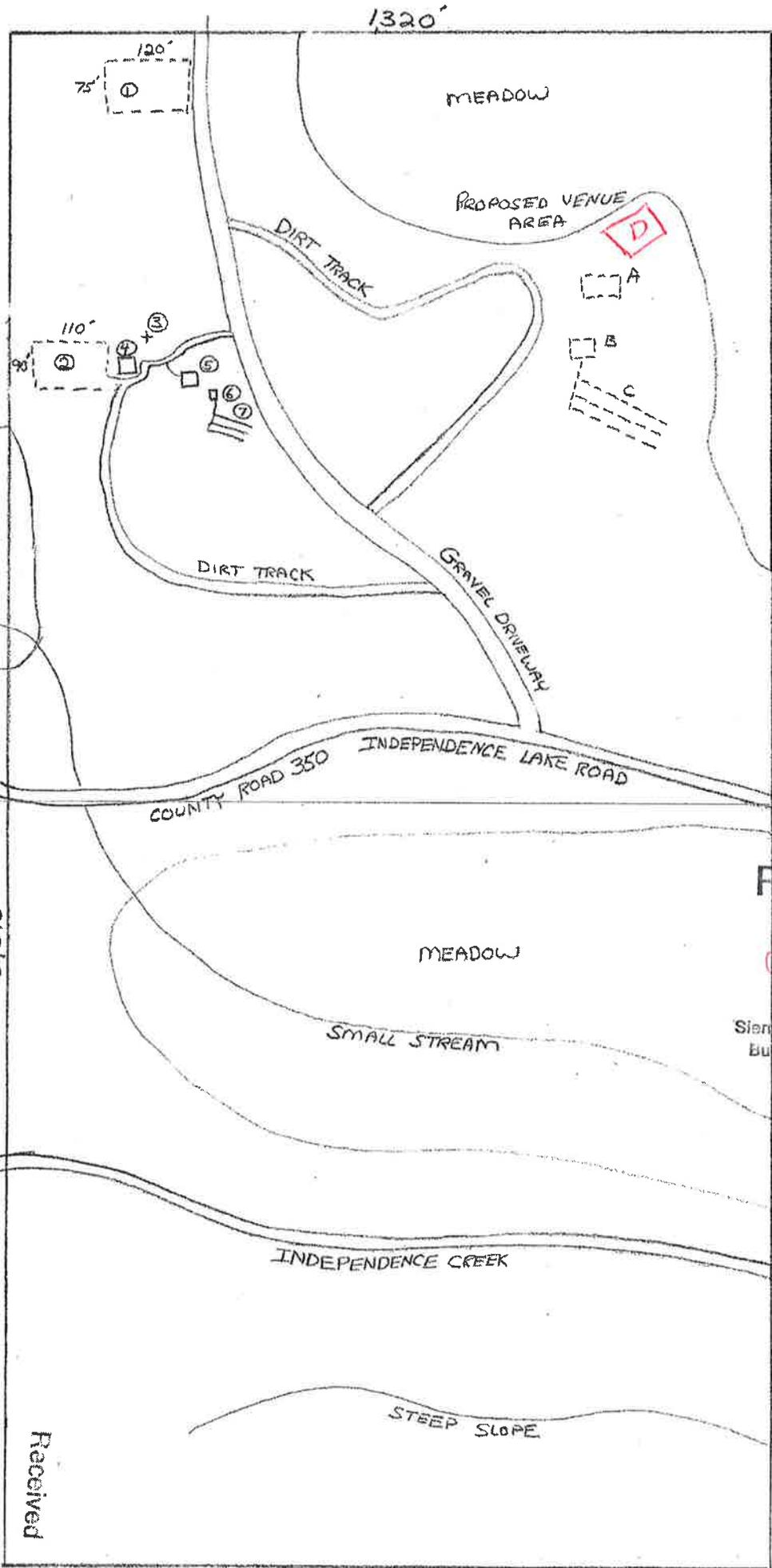
DATE: 10/29/13
 SCALE: 1" = 150'
 DRAWN: AM
 JOB: 13125 MITCHELL
 SHEET:

1

Appendix C

- ① PROPOSED PARKING
- ② PROPOSED PARKING
- ③ WELL
- ④ GARAGE
- ⑤ HOUSE
- ⑥ SEPTIC TANK
- ⑦ LEACH FIELD

WET MEADOW



- A. PROPOSED TOILETS
- B. PROPOSED SEPTIC TANK
- C. PROPOSED LEACH FIELD 3x75'
- D. RECEPTION AREA

Received

OCT 1 2018

Sierra County Planning & Building Departments

Sierra County Planning & Building Department

JAN 7 2014

Received

Appendix C

19th July 2013

Brandon W Pangman
Sierra County Planner
P.O.Box 530
Downieville, CA 95936 July 18, 2013

Re: Application for Special Use Permit
Ref: Planning Dept. File # 1600-SUP (APN 019-040-009-0)

Dear Mr. Pangman,

Thank you for your letter on July 5th, 2013

I was surprised to read that our application has been deemed incomplete as both you and your secretary had indicated in prior phone conversations that it was indeed complete. Nevertheless I do understand that you have some concerns that were listed in your letter. I will do my best to address these concerns. They are as follows:

1. What do you propose will be the maximum capacity during special events and recreation uses?

It's hard to tell what the maximum capacity will be having not yet held any of these events. I think a large wedding could number up to 150 guests and I believe our place could easily handle that number of people although the average event would number far less.

2. Is this a seasonal use? - or year-round? (-(noting that the access roads are not plowed or maintained in the winter...)) If seasonal, what are the proposed dates of operation?

Yes, it would be seasonal. Due to the unpredictable weather conditions from late fall to mid-spring our operational period would likely be from mid-June to mid-September. The only exception would be if a group wanted to visit in the winter in which case they would have to rent snowmobiles from the local vendor already established at the Little Truckee Summit Trail Head.

3. What is the maximum anticipated number of vehicle trips/days?

Again, this is not easy to predict but using 150 as the max. number of guests and knowing we would encourage carpooling whenever possible or even buses from local resorts then I would guess the maximum number of vehicles in and out in one day would be about 40 but likely to be less than this.

4. How many vehicles do you expect to have to provide parking for? Will you provide sufficient parking on-site, or require some off-site parking as well? Where? How large an area may need to be used and/or disturbed to create sufficient parking?

Using the number mentioned above we would easily have sufficient parking on-site and not require any off-site parking. We have a few sites that could be used for parking with very little disturbance.

5. Are you proposing any signage - on-site or off-site? What will these signs look like? How large? Lit or not? Where will they be located?

During the course of each event we would like to put up portable signs, similar to the ones used by real estate agents, alongside the county road which passes through our property. Asking motorists to slow down. If possible it would be also be nice to have the same type of signs located at a few intersections to guide guests to the venue. These signs would not be lit as events would take place during day light hours.

6. Are you proposing any form of dust control?

We do not anticipate dust as a problem as most guests will be driving passenger vehicles at a slow speed due to road conditions and being unfamiliar with the area. We will also encourage everyone to drive slowly.

7. Will there be overnight camping? (You mention campfires and candles...) If so, how do you propose to accommodate overnight guests? Do you have a proposed maximum duration of overnight stays?

We have no plans for overnight camping at this stage. We mentioned campfires and candles in our application for guests who would have events running into the night but not through to the following morning.

8. Site plan details: Your site plan shows existing improvements. Please update your site plan to also show all proposed areas for improvements, special event venues and recreational uses (parking areas, portable toilet locations, fire rings, camping areas, etc.)

We will forward new site plans to you as soon as we can update them. How many do you require?

9. How do you propose to provide adequate fire protection and emergency vehicle access? (Note: Cal Fire's "SRA Fire Safe Regulations" under Public Resources Code 4290 & 4291 apply to applications for a use permit; see corresponding regulations under Cal. Code of Reg. 1270 et seq., enclosed.)

We currently have underground water storage of 3,400 gals and above ground storage of 2,500 gals for use in the event of a fire. We also have emergency vehicle access.

10. Since you propose wedding events, will there be bands/music? Are you proposing any limitations on noise, especially at night?

Yes, there will be bands/music at some events. We are fortunate in that our closest neighbor is located about 1 mile away and doubt if the sound will carry that far.

11. Will there be any grading or brush clearing/de-vegetation associated with the venue? (including road improvement, parking facilities, campsites, public areas for congregating, etc.?)

Yes, we may have to remove some vegetation but grading will not be necessary.

12. Will there be any on-site food prep. or meals served (including BBQs, etc.)? Will you be serving alcohol at any of these events?

All meals will be provided by professional catering companies. We personally will not be serving alcohol at these events. This will be left to fully licensed and insured vendors.

13. Your application states "no permanent structures would need to be built." -Does this mean there will be no additional decks, stages, gazebos, tent platforms, storage sheds, shade structures, etc.? Will there be any temporary structures or facilities besides the proposed portable toilets?

We have no plans for permanent structures at this stage. Perhaps in the future there will be a need but I presume that would fall under a separate permit. Until then all events will use portable toilets and some may require marquees for shade.

14. Will additional propane tanks, generators, or other expansion or extension of utilities be involved?

Small portable propane tanks may be needed as well as portable generators

15. Are you anticipating allowing travel trailers or RVs?

We do not wish to encourage travel trailers or RVs and presume camping would fall under a separate use permit.

I hope I have adequately addressed your listed concerns and look forward to your site visit so we can alleviate any other concerns

Regards,

Fred & Pam Mitchell
P.O.Box 10689
Truckee, CA 96162

Sierra County

3rd January, 2014

Dept. of Planning

P.O.Box 530

Downieville, CA 95936

Attn: Brandon W. Pangman

Re: Application for Special Use Permit

Ref: Planning Dept. File #1600-SUP

(APN 019-040-009-0)

Dear Mr. Pangman

I apologise for the long gap in our correspondence but I had other issues that had to be dealt with first.

You had indicated during your site visit last summer that we should try and anticipate any future additions to our plans to hold Special Events on our property. We feel that the need for clients to rent portable toilets may be off-putting due to the expense and inconvenience.

Knowing that we may want to install flush toilets with a septic system sometime in the future, we have enlisted the help of Elizabeth Morgan from the County Health Dept., as well as Dennis Dodds & Assoc. to perform the required Perc. & Mantle test. Please see enclosed documents.

You had also mentioned during your site visit that there could possibly be an impact on area wildlife due to the playing of loud music at night. I have discussed this with the District Ranger, Mr Quentin Youngblood,

Appendix C

who is also a Wildlife biologist and he assured me that loud music would not be a problem and was surprised that there could be a need for the CEQA process.

I am also enclosing updated copies of our site plan which will include the location of our proposed septic system as well as the location and size of the parking areas.

I hope this letter finds you without the large workload you were burdened with last summer.

I am sure you will have more questions and concerns and to save time you can e-mail us at fpjsmitchell@yahoo.com

Best wishes for the New Year

Regards,



Fred Mitchell

P.O.Box 10689

Truckee, CA 96162

CC. Mr Quentin Youngblood

District Ranger

Sierraville Ranger District

Received

JAN 7 2014

Sierra County Planning &
Building Departments

Appendix C

Sent: Thursday, March 27, 2014 4:41 PM
To: Brandon Pangman
Cc: Kathy Whitlow
Subject: Application for Special Use Permit

Ref: Planning Dept. File #1600-SUP (APN 019-040-009-0)

Dear Mr Pangman

This letter is in response to our phone conversation on March 18th, 2014. You indicated that you needed more precise details of our proposed project (Hosting special events, such as weddings). In particular you showed a concern for the following:

1. The maximum number of guests for each event.
2. The maximum number of vehicles we can allow
3. What would be visible to the general public
4. What time of the year we would conduct such events
5. What parking would be provided for the events
6. Hours of operation for each event

Since we first submitted our application back in April 2013, we've had the opportunity to speak to Event Planners and other related vendors to get a better idea of what to expect. We also had a wedding on the property which acted as a "trial run". The wedding consisted of 140 guests. We are told by people in this line of work that the average number of guests would be between 100-150. We have therefore decided we would put our limit at 150 guests. During the above mentioned wedding we had nearly 40 vehicles park in the two designated areas shown on our site plan, with plenty of room to spare. These are the two areas we showed you during your site visit last year. If you'll remember, both areas were already pretty clear of vegetation as we had used them over the last 15 years for storing and cutting logs into firewood and rough lumber, as well as for the piling and burning of slash. Under no circumstance would parking be allowed off these sites.

The two parking areas as well as the site chosen for events cannot be seen by the general public.

Our season of operation would only be four months of the year, namely June through September. Most events would take place on weekends and we don't plan to have any more than one per week.

A full-day event would typically start from mid- to late-morning and run until 10:00 or 11:00 at night. Nobody would be allowed to stay after midnight. We do not want a camp ground on the property. Guests would have to find accommodation in Sierraville or Truckee/Tahoe.

We will not require any off-site signs. Existing county and forest service signs will suffice.

I hope this letter has answered all of your questions. It is not our intent to be vague or misleading. If it appears so it is only because this is a new venture for us and one's thoughts and ideas tend to evolve with time .

Appendix C

Regards,
Fred & Pam Mitchell
P.O.Box 10689
Truckee, CA 96162

Kathy Whitlow
Kathy Whitlow
Administrative Assistant III
Sierra County Dept of Planning & OES
P.O. Box 530
Downieville, CA 95936
Phone: 530-289-3251
Fax: 530-289-2828

Brandon Pangman

From: Frederick Mitchell <fpjsmitchell@yahoo.com>
Sent: Monday, November 05, 2018 9:31 AM
To: Brandon Pangman
Cc: Tim Beals; Kathy Whitlow
Subject: RE: SUP meeting

Hi Brandon,

Thanks for your email. We are relieved that we can now move forward with the renewal of our SUP. Since we have given up on the idea of a pavilion and have decided on a seasonal tent instead, it will still be a large investment on our part. In addition to this, we will be investing in tables and chairs for 150 guests. Needless to say it will take time to recoup this investment and that is why we are asking for a renewal of ten years. We would also like to do up to 12 events a year as opposed to our current 10 per year.

We realize that we are operating on land that is "fairly-pristine" and we aim to keep it that way. This is why our venue is so popular. The meadows are a big attraction and that's why we keep the cattle off and stop the encroachment of conifers. We've been praised by local environmental groups for our stewardship of the land and have spent many man hours promoting forest health on our property. We do appreciate your concerns.

Kind regards,
Fred and Pam

On Sat, 11/3/18, Brandon Pangman <bpangman@sierracounty.ca.gov> wrote:

Subject: RE: SUP meeting
To: "Frederick Mitchell" <fpjsmitchell@yahoo.com>
Cc: "Kathy Whitlow" <kwhitlow@sierracounty.ca.gov>
Date: Saturday, November 3, 2018, 11:26 AM

Hi Fred,

I was awaiting direction from Tim on your proposal. As we have discussed before, the issue is not really whether you 'can' add structures/facilities/improvements; it is merely a question of CEQA: should we exempt the project from environmental review or not? As you know, it was a stretch (in my opinion) last time trying to justify an exemption with direct physical impacts associated with your commercial use in the General Forest zone in a fairly-pristine environment. Adding to the physical disturbance (even if minor by itself) must be looked at cumulatively with the rest of the proposed use. CEQA requires that we analyze and disclose any potential impacts--both 'direct' and 'reasonably foreseeable indirect' impacts--associated with a project. By exempting it, we are stating that there is essentially no conceivable possibility that the project may have a significant effect on the environment...without even "looking." This can be risky, and potentially paint a bulls-eye on the project for people concerned about (or opposed to) the project.

That said,
Director Beals considered your proposal and ultimately determined that he could support an exemption still.

So we will begin routing it to commenting agencies and prepare a new staff report and notice it for a public hearing before the Planning Commission at the earliest opportunity--probably December or January. At this point, I estimate that processing costs will be about \$500. Please provide a deposit in this amount at your earliest convenience (make check payable to: "Sierra County Planning"). There will be a detailed invoice on the back end to reconcile any difference in actual processing cost.

Thanks, Fred. And, again, sorry for the slow response.

Take care,

Brandon Pangman
Sierra County Planning Dept.

bwp:11-_____

-----Original Message-----

From: Frederick Mitchell [mailto:fpjsmitchell@yahoo.com]

Sent: Friday, November 2, 2018 12:44 PM

To: Tim Beals; Brandon Pangman; Kathy

Whitlow

Cc: Frederick Mitchell

Subject: Fw: SUP meeting

Hi, remember me?

I haven't had a reply to any of my past emails so I have included them below. Just a quick re-cap:

Do you have any issues with a concrete slab? No structure will be built on top except a possible tent, either 40'x60' or 40'x80', which will be seasonal.

Also a wood deck along the side of the tent?

It would be great to hear back from one of you.

Even though 2020 seems a long ways off we are starting to have site visits from couples who are planning their weddings for that year. We would also like to move forward on the renewal of our SUP.

Regards,
Fred and Pam

--- On Wed,
10/24/18, Frederick Mitchell <fpjsmitchell@yahoo.com>
wrote:

> From: Frederick
Mitchell <fpjsmitchell@yahoo.com>
> Subject: Fw: SUP meeting
> To: tbeals@sierracounty.ca.gov,

Tahoe Wedding Venue

Mitchells Mountain Meadows

P.O. Box 10689

Truckee, Ca. 96162

Home

Welcome to Mitchells Meadows. We are currently fully booked for 2019. Bookings are still open for 2020.

We have 80 acres of land completely surrounded by National Forest. Our three large meadows allow panoramic views of the surrounding mountains and picturesque streams amble through the property.

We offer a beautiful, peaceful and unique outdoor venue.

We are located in the Tahoe National Forest in the Sierra Nevada Mountain range, only two miles from Independence Lake, 30 minutes from Truckee/Donner Lake and a 45 minute drive from Lake Tahoe.

With no near neighbors, no noise curfew is enforced and you can party until midnight.

Our wedding season is from mid-June through early September. Our wedding package is a 3-day special, allowing you ample time to prepare for and set the scene for one of the most important days of your lives.

We provide a unique venue for your use, as seen in C Magazine <http://magazinec.com/culture/field-of-dreams>.

We can provide you with advice on vendors.

Appendix D

Tahoe Wedding Venue

Mitchells Mountain Meadows

Frequently Asked Questions (FAQ)

Q. Where do most guests find accommodations?

A. The Lake Tahoe region is one of the most popular destination-wedding areas. With this in mind, most guests rent condos, houses or cabins in the Tahoe/Truckee area. There is also limited accommodations around Sierraville.

Q. Do you allow camping on the property?

A. Unfortunately we are not zoned for camping. Although there are a few primitive sites within walking distance as well as Forest Service campgrounds along Highway 89. The nearest is only 5 miles away.

Q. Do you allow pets?

A. Yes, we are real animal lovers. However, the pets must be well behaved and not harass the wildlife.

Q. Is electricity provided?

A. The site is off the grid so our power comes from portable generators. Once you know the power needs of your vendors let us know so we can make sure the right size generators are on site. We also make use of solar powered lights along pathways etc.

Q. What about water and toilet facilities?

A. Yes, there are flush toilets on site.

Appendix D

Q. Do you have a limit on the number of guests?

A. Our special-use permit with the County allows up to 150 guests.

Q. Can we have campfires at night?

A. We provide metal fire-pits. However under very dry and windy conditions fires would not be allowed.

Q. What is included in your rate?

A. Our rate includes the use of our 80 acre property for three days. This means you have all day Friday and Saturday morning to set the stage for your very own unique and personalized wedding. Saturday afternoon and night will then be ready for the big event.

You will have all day Sunday to relax and remove any personal items. The cabin is the perfect place for the bridal party to prepare for your very special day.

There are several ceremony sites to choose from (on a meadow, a lawn with a beautiful view, or next to a mountain stream surrounded by aspen trees).

The reception area is sandwiched between two meadows. There are restrooms on site with flush toilets. We have a 20x20 dance floor as well as a stage for the DJ or live band. Also located in the reception area is a rustic bar. Out on the meadow are two fire pits which we keep burning through the night. Guests can sit around the fire for a real out door experience.

Also located on the meadow is our Star Gazing Lounge where guests can kick back and watch the night sky. We also provide string lights over the reception area and lighting along the pathways.

Since the venue is off grid we provide quiet, inverter-type generators. The only thing we charge extra for are the 10 patio heaters which are on standby in case the night gets too cool. These rent for \$50 each. You only pay for these if you use them.

There are numerous other items we provide which you'll be able to see during a site visit.

Appendix D



SIERRA COUNTY

Department of Planning and Building Inspection

Post Office Box 530
Downieville, California 95936

Tel (530) 289-3251
Fax (530) 289-2828

Early Consultation / Project Review Routing Sheet

Date: July 3, 2019

To: Commenting Agencies

County Departments

- County Assessor
- County Treasurer-Tax Collector
- County Counsel
- County Sheriff
- County Health Department-Sanitarian
- County Surveyor-Engineer
- County Supervisor-Huebner
- County Public Works Department
- County Fire Safe & Watershed Council
- County Fish and Game Commission
- County Historical Society

Federal Departments

- USFS—Forest Supervisor Office: _____ National Forest
- USFS—District Ranger Office: Sierraville Ranger District
- BLM—Regional Office: _____ District
- US Army Corps of Engineers

SB18 Tribes

- Washoe Tribe of Nevada & California
- T'Si-akim Maidu
- Greenville Rancheria of Maidu Indians

State Departments

- Dept. of Fish & Wildlife—Regional Office
- Dept. of Fish & Wildlife—Local Warden
- Dept. of Fish & Wildlife—Area Biologist
- State Reg. Water Quality Control Board—Lahontan Region
- State Reg. Water Quality Control Board—Central Valley Region
- California Public Utility Commission
- State Department of Forestry & Fire Protection (CalFire)-Dep. Fire Marshall
- Air Resources Board
- Department of Health Services
- Housing & Community Development
- Department of Conservation
- Energy Commission
- Department of Water Resources
- CalTrans-District Office-Planning & Project Review
- CalTrans-District Encroachment Permit Engineer
- Native American Heritage Commission
- State Office of Planning and Research
- California Public Utility Commission
- Other: _____

Other Agencies

- Sierra-Plumas Joint Unified School District
- City of Loyalton
- Northern Sierra Air Quality Management
- Sierra Valley Resource Conservation
- Nevada County Resource Conservation
- Sierra Economic Development District
- Public Utility/Water/Waterworks District: _____
- Fire Protection District: SVFD # 1
- Hospital or Health Care District: _____
- Sierra Valley Groundwater Management**
- Long Valley Groundwater Management
- Contiguous County Planning Department: Washoe County
- Sierra Pacific Power Company
- Pacific Gas & Electric Company
- Plumas Sierra Rural Electric Cooperative
- SBC/ATT-Serving Phone Communications
- Private or Public Water Company: _____
- NE Center of CA Historical Resources Information System
- Other: _____

Project Description

The following application has been submitted to the Sierra County Planning Department and is being sent to your agency for review and comment:

Application Number: **1600a**
 Application Title: Mitchell - Conditional Use Permit Amendment
 Assessor's Parcel Number: 019-040-009
 Property Address/Location: 320 Independence Lake Road, south of Sierraville, west of SR 89 via Little Truckee Summit
 Project Description: Proposed amendment to an existing CUP for "special events venue" on rural 80-ac. parcel zoned General Forest (GF) to allow: a ten (10) year extension; expand the number of events from 10 to 12 per season; and allow additional temporary facilities, including a large tent (Summer months only). No other changes are proposed to the CUP, which currently allows up to 150 guests on-site between 6/1 – 9/30, with no overnight occupancy permitted, and other restrictions. See: www.mitchellsmeadows.com
 Planning staff's preliminary environmental assessment: exempt under CEQA Guidelines Sections 15303 and 15304 (Cat. Exempt. Class 3 & 4)

Comments and Conditions

- Please send your comments and conditions to us by **July 15, 2019**. If we do not receive a response by this date, we will presume that your agency has "no comment." If you require additional time for review, or have questions or need more information in order to prepare comments or recommended conditions, please contact me at: (530) 289-3251 or bpangman@sierracounty.ca.gov.

Sincerely,

Brandon Pangman
Asst. Dir. of Planning & Building

Signature, date

Comments are: Attached No comment

Print Name and Title

Appendix E

Print Agency

**PLANNING COMMISSION
COUNTY OF SIERRA
STATE OF CALIFORNIA**

RESOLUTION NO. 2019-05

JULY 18, 2019

**A RESOLUTION APPROVING AN AMENDMENT TO
A CONDITIONAL USE PERMIT FOR
“MITCHELL’S MOUNTAIN MEADOWS”
SPECIAL EVENTS VENUE**

WHEREAS, Sierra County Planning Department received an application from property owner Fred Mitchell requesting an amendment to a previously-approved conditional use permit allowing a special events venue on a rural 80-acre parcel zoned General Forest (GF) District and identified as APN 019-040-009, located at 320 Independence Road, south of Sierraville, and as further detailed and represented in Planning Commission staff report and recommendation no. 1205 and Planning Department file no. 1600; and,

WHEREAS, the requested amendment is: to allow a ten-year extension on the life of the conditional use permit; to expand the number of events from 10 to 12 per season; and to allow additional temporary facilities (tent structure); and,

WHEREAS, the Planning Department analyzed the proposed project pursuant to the policies of the Sierra County General Plan, the Sierra County Zoning Code and all other applicable federal, state and local regulations; and determined that the project is categorically exempt under California Code of Regulations, Title 14, Sections 15303 & 15304 of the California Environmental Quality Act (CEQA); and,

WHEREAS, the Sierra County Planning Commission on July 18, 2019 held a duly noticed public hearing as required by law to consider all of the comments and information presented by staff, the applicant, commenting agencies, and the public.

NOW THEREFORE BE IT RESOLVED, the Sierra County Planning Commission hereby adopts the facts and findings contained in Staff Recommendation No. 1205 and incorporates them by reference herein; and approves the proposed amendment to extend the Mitchell Conditional Use Permit for an additional term of ten (10) years and increase the number of allowable events each season to twelve (12), together with the addition of temporary facilities, and subject to the conditions of approval contained in Staff Rec. No. 1205.

The foregoing Resolution of the County of Sierra was passed and adopted by the Planning Commission on the 18th day of July, 2019, by the following vote:

**AYES:
NOES:
ABSENT:
ABSTAIN:**

ATTEST:

Tim H. Beals, Secretary
Planning Commission

Mike Filippini, Chairman
Planning Commission

Appendix F



Planning Commission Staff Report

July 18, 2019

EXHIBIT 1

Project:	<i>CARRIER-EPPS TPM 4-year Extension</i>
Owner:	Billy & Kathleen Epps
PD File No.	1443
Staff Rec. No.:	1206
Planner:	Brandon Pangman

1. Project Summary

Request for 4-year extension on the life of a Tentative Parcel Map (TPM) for the "Carrier Subdivision," which was set to expire if the final Parcel Map was not recorded by: 5/6/2019.

[Note: The Subdivision Map Act, Gov.t. Code §66463.5(c) provides as follows: "Prior to the expiration of an approved or conditionally approved tentative map, upon the application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied...."]

The Planning Commission has not met since its meeting on 1/24/2019. The applicant made a timely request for extension on 1/28/2019. This July 2019 meeting is the first opportunity for the Planning Commission to consider approval or denial.

2. Background

The Carrier Subdivision project (General Plan Amendment, Zone Change, and Tentative Parcel Map), is a proposed 2-lot subdivision of approximately 28 ac. in Downieville, and was conditionally-approved by the Board of Supervisors on May 6, 2008.

Some progress was made by Jane Carrier toward finalizing the subdivision; but the project became inactive and was essentially put on hold. Then the property was sold to the current owners, Mr. and Mrs. Epps, in 2013. Mr. Epps has expressed an interest in continuing the project and completing the subdivision.

Various statutory changes to the Subdivision Map Act by the state legislature automatically extended the life of the tentative parcel map, and allowed (in this case, under SB 1185) another six (6) years of potential extensions beyond that. Here is a summary of the life of this TPM:

- 05/06/08 TPM approved + 2 yrs initial life = 05/06/10
- SB 1185 Legislative: Auto. +1 yr extension = 05/06/11
- AB 333 Legislative: Auto. +2 yrs extension = 05/06/13
- AB 208 Legislative: Auto. +2 yrs extension = 05/06/15
- AB 116 Legislative: Auto. +2 yrs extension = 05/06/17
- SB 1185 +2 yrs discretionary extension = **05/06/19** [granted 12/29/16]
- SB 1185 +4 years of discretionary extensions left Max Life: 05/06/2023

In summary, including all legislative amendments to the Subdivision Map Act, this tentative parcel map has a maximum potential life of 15 years; of which, all but 4 years have been used.

The Subdivision Code (Part 23 of the Sierra County Code) is silent about whether the Planning Commission 'should' grant 1, 2, or all 4 years of extensions at once. It is left to the Planning Commission's discretion whether to grant an extension at all; and if so, *for how long*. There are potentially 4 more years' worth of extension available for this project. Staff recommends granting the full 4 years in this case.

If approved for four (4) years, no further extensions will be permitted.

3. Staff Recommendation

Staff recommends that the Planning Commission approve the request for a four (4)-year extension on the life of the TPM—to **May 6, 2023**.

4. Enclosures:

- Applicant's e-mail requesting extension
- Most recent revision of draft Parcel Map
- Conditions of Approval checklist, reflecting proposed revision date [4 pp.]

Brandon Pangman

From: Billy Epps
Sent: Tuesday, July 09, 2019 5:08 PM
To: Tim Beals; Brandon Pangman
Subject: Property sub division time extension request

Dear Mr. Beals

I was informed couple weeks age that my time extension for our sub division had expired. I made the case to Mr. Pangman that I was sure I had made the request in a timely manner. That I sent an email asking for the extension to Mrs. Whitlow Mrs. Whitlow then ask Mr. Pangman if an email would suffice he stated yes it would. This all took place at Mrs. Whitlows desk around Monday January 28,2019. I can not find the email yet I'm sure all this transpired. Hope you can help me.
Thank you

Billy Epps
Engineering Technician II
Sierra County Public Works
Phone 530-289-3201
Fax 530-289-2828
bepps@sierracounty.ca.gov

COUNTY TAX COLLECTOR'S STATEMENT

I, Cindy Ellmore, Tax Collector of the County of Sierra, State of California, do hereby state that there are no liens against the parcels as shown hereon, for unpaid state, county, municipal or local taxes or special assessments collected as taxes except taxes or special assessments not yet payable. Taxes or special assessments which are a lien but not yet payable have been deposited.

Dated: _____
Sierra County Tax Collector

Owner's Statement

We hereby state that we are the owners of the land shown on this parcel map and we consent to the preparation and recordation of this map, and that we are the only persons whose consent is required to pass title to said lands.

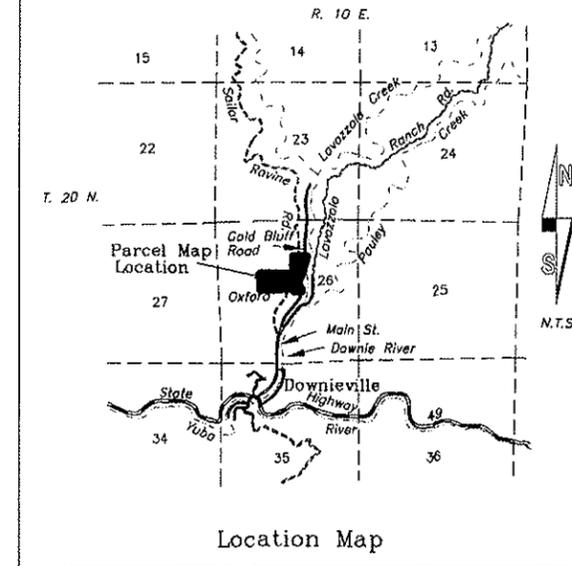
Dated: _____
Jane Carrier

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey and was compiled from record data in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Jane Carrier in August, 2005. All the monuments shown hereon are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.



Richard J. Melim, P.E. C28096



Owner & Applicant:
Mrs. Jane Carrier
11907 Doe Lane
Penn Valley, CA 95946

COUNTY RECORDER'S STATEMENT

Filed this _____ day of _____, 2001 at _____ m
in Book _____ of Maps and Surveys, at page _____ at the request
of Ed Carrier.
Fee _____ County Recorder
File No. _____ By _____ Deputy

Existing Zoning: General Forest
Land Use Designation: R-20

Proposed Zoning: RR-5
(Zoning Amendment Application On File)

Water: Downieville PUD
Power: PG&E (on property)
Sewage: Standard Septic (P&M's attached)
Access: County maintained roads
Fire Protection: In Downieville VFD District, CDF, USFS

COUNTY SURVEYOR'S STATEMENT

I hereby state that I have examined this map, and that the subdivision as shown hereon is substantially the same as it appeared on the tentative map, and any approved alterations thereof; That all provisions of the Subdivision Map Act and local ordinances applicable at the time of approval of the Tentative Map have been complied with, and I am satisfied that this map is technically correct.

Dated: _____
Sierra County Surveyor

State of _____ }
County of _____ }
On _____ before me, _____
personally appeared _____

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SHEET INDEX

SHT. NO.	SUBJECT
1	TITLE SHEET
2	SUBDIVISION OVERVIEW
3	SURVEY INFORMATION
4	LOWER BUILDING SITE DETAIL
5	UPPER BUILDING SITE DETAIL

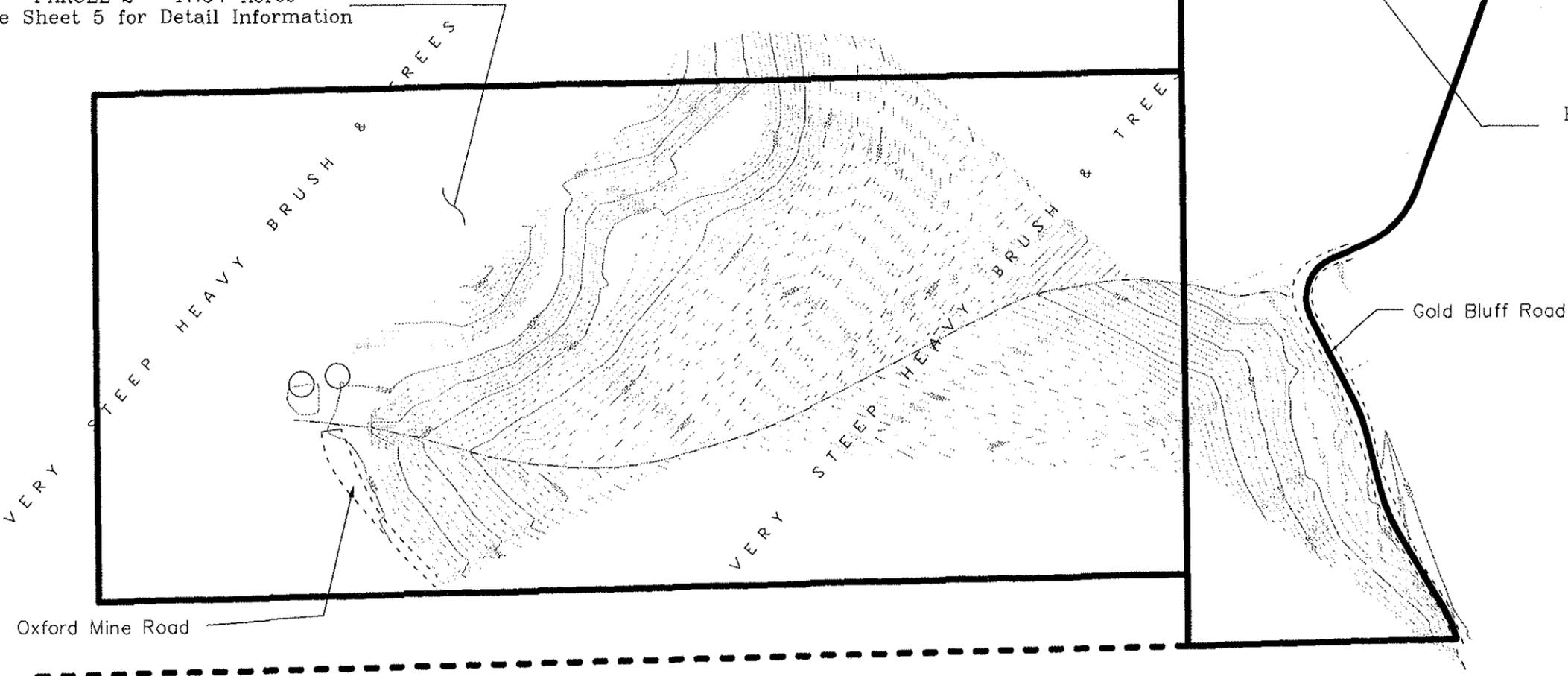
TENTATIVE PARCEL MAP
for
Jane Carrier
A portion of Section 26,
T. 20 N., R. 10 E., M.D.M.
Sierra County, California
August, 2005

TENTATIVE PARCEL MAP for Jane Carrier

A portion of Section 26,
T. 20 N., R. 10 E., M.D.M.
Sierra County, California
August, 2005

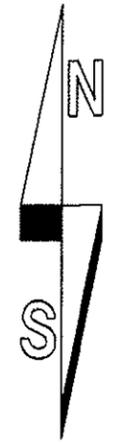
This Tentative Parcel Map proposes to subdivide that certain parcel designated as a remainder parcel on Parcel Map 11 PM 30; containing 27.71 Acres.

PARCEL 2 - 17.54 Acres
See Sheet 5 for Detail Information



PARCEL 1 - 10.17 Acres
See Sheet 4 for Detail Information

Scale:
REDUCED PLAN (NTS)
= 100'



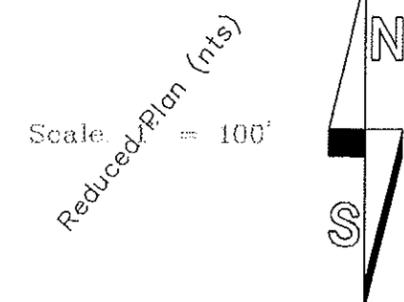
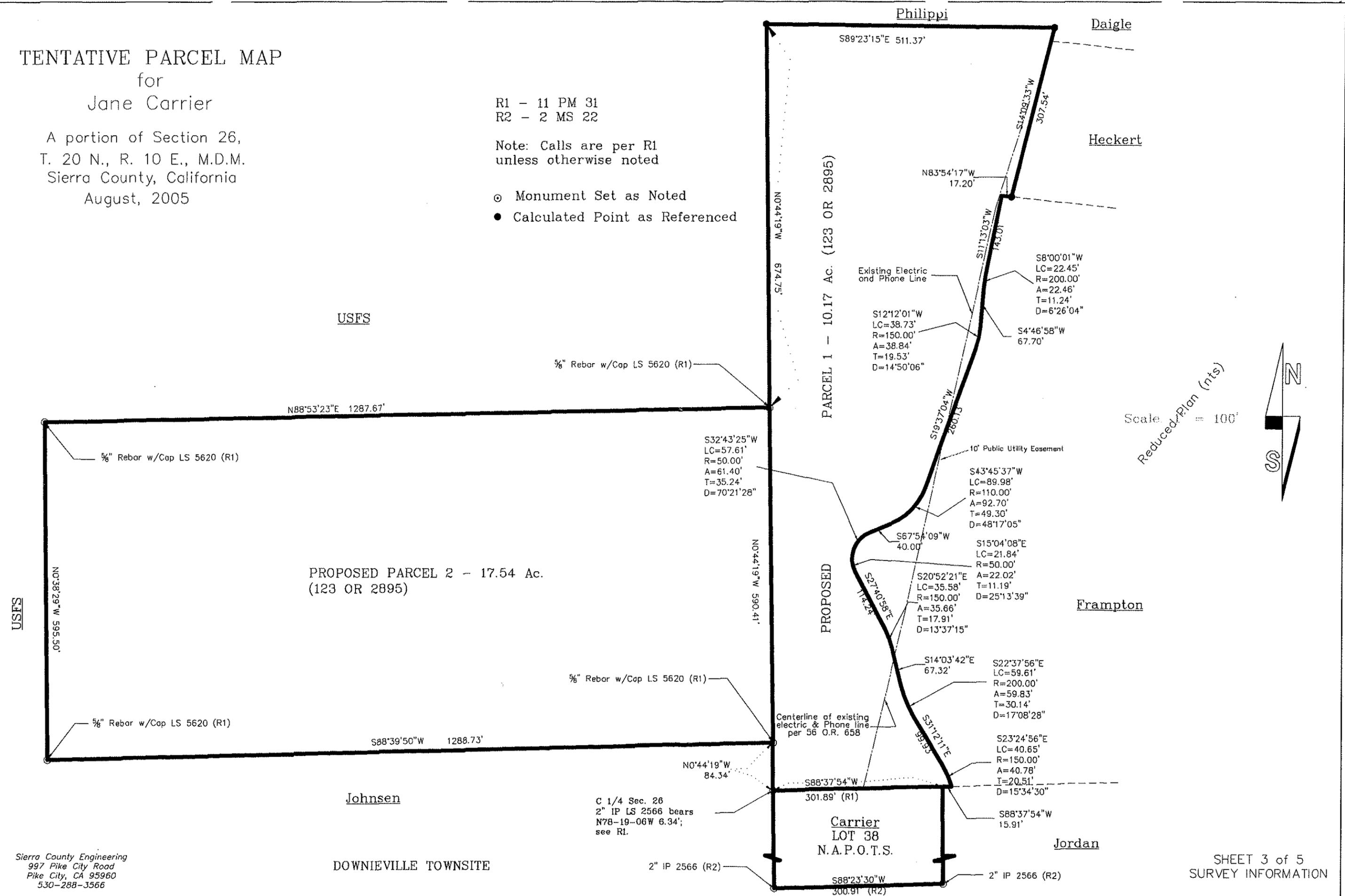
TENTATIVE PARCEL MAP
for
Jane Carrier

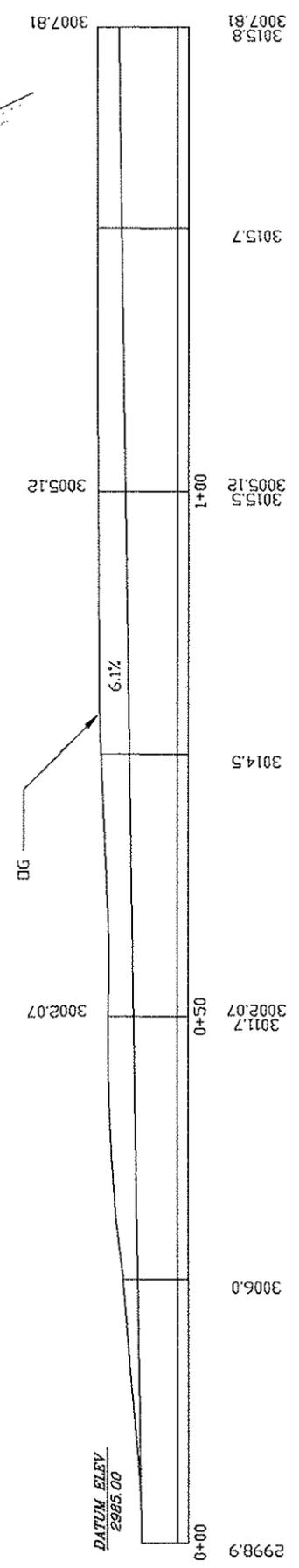
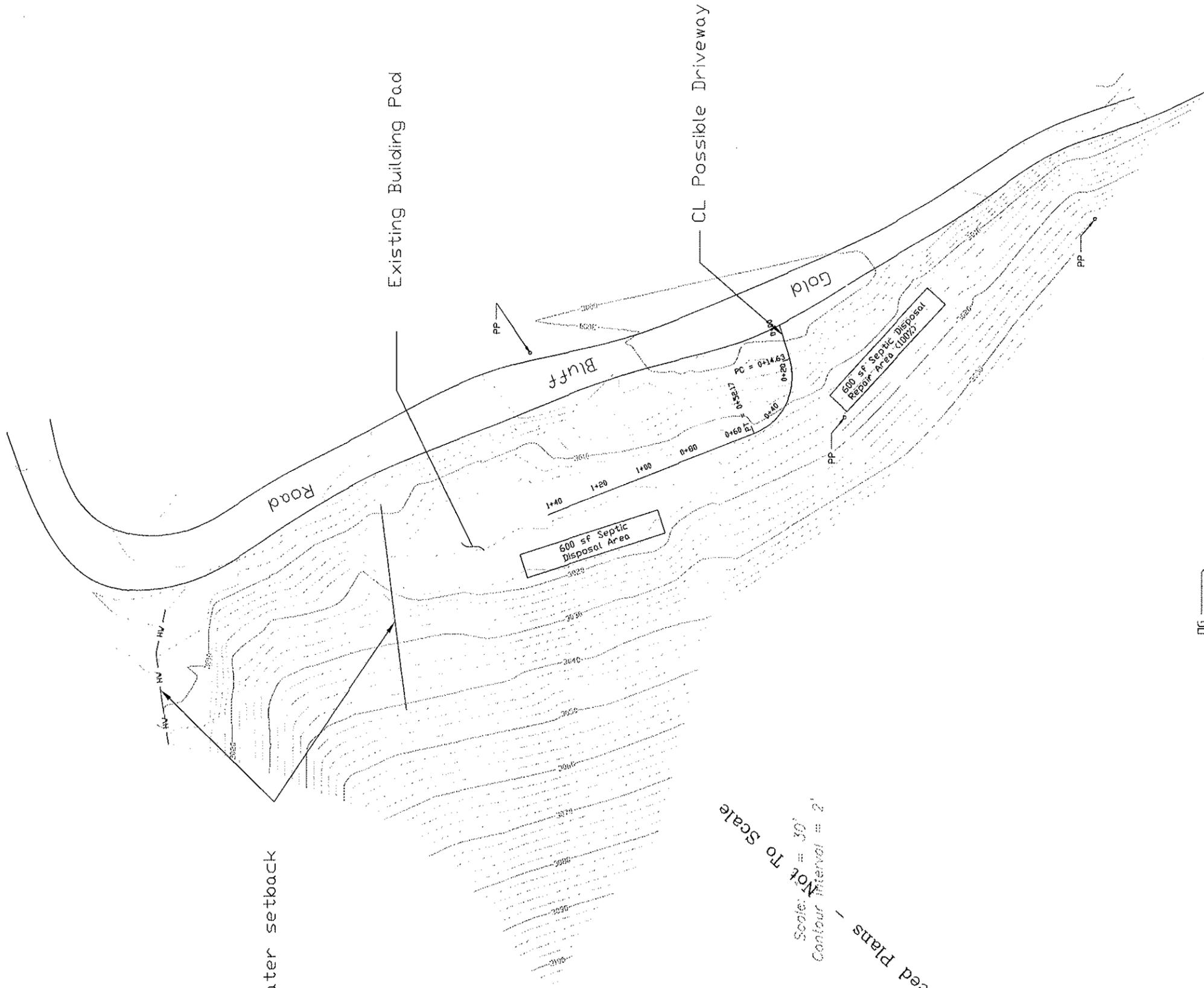
A portion of Section 26,
T. 20 N., R. 10 E., M.D.M.
Sierra County, California
August, 2005

R1 - 11 PM 31
R2 - 2 MS 22

Note: Calls are per R1
unless otherwise noted

- ⊙ Monument Set as Noted
- Calculated Point as Referenced





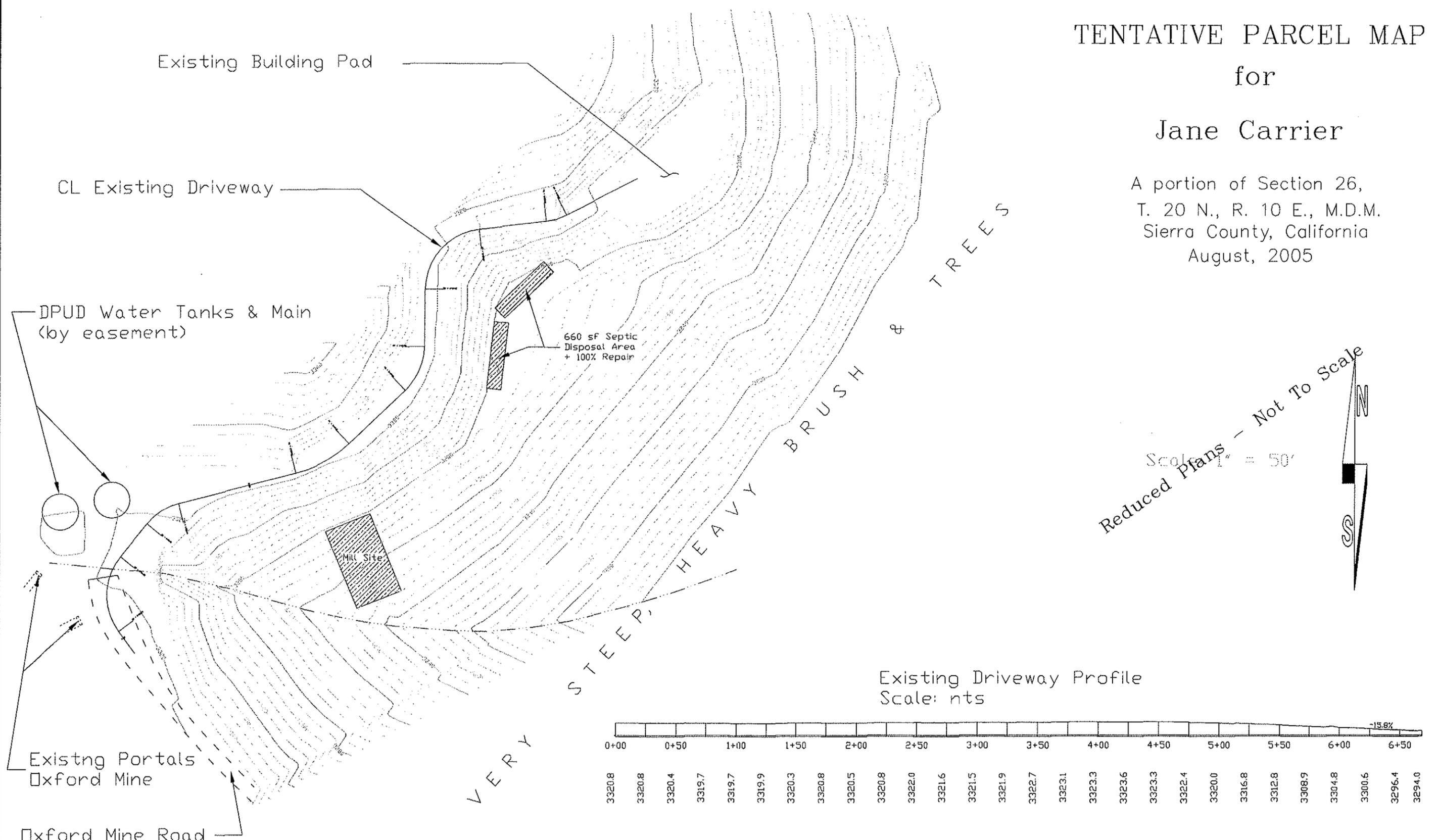
Possible Driveway Profile
Scale: nts

TENTATIVE PARCEL MAP
for
Jane Carrier

A portion of Section 26,
T. 20 N., R. 10 E., M.D.B.&M.
Sierra County, California
August, 2005

TENTATIVE PARCEL MAP
for
Jane Carrier

A portion of Section 26,
T. 20 N., R. 10 E., M.D.M.
Sierra County, California
August, 2005



Conditions of Approval

Planning Director Certification

PD FILE No.:	1443	
APPLICANT:	Billy Epps	
PROJECT:	GPA, ZA, TPM: "Carrier (Epps) Subdivision"	
APPROVED:	May 6, 2008	<input type="checkbox"/> Admin. <input type="checkbox"/> P.C. <input checked="" type="checkbox"/> B.o.S.
EXPIRES:	May 6, 2010	
<i>[per SB1185, AB333]:</i>	May 6, 2013	
<i>[per AB 208]:</i>	May 6, 2017	
<i>[per AB 116]:</i>	May 6, 2019	
<i>[per SB 1185]:</i>	May 6, 2023	

Condition Satisfied?	Conditions	Comments
<input type="checkbox"/>	<p>1. The development approved by this action involves the following entitlements: 1) a general plan amendment to bring the subject parcel entirely into the Downieville Community Core, and amend the land use designation on the entire property from R-20 to R-10; 2) a zone amendment to change the zoning on the entire parcel from General Forest (GF) District to Rural Residential (RR-10) District; and 3) a tentative parcel map dividing a 27.7 acre parcel into two parcels: 10.17 Ac. and 17.54 Ac., as represented in the SCPD staff rec. no. 1072. The final parcel map shall be in substantial conformance with the approved tentative map. The approval of the proposed project is conditioned upon compliance with all conditions of approval, including all mitigation measures of the mitigated negative declaration as amended and shown in the adopted Mitigation Monitoring and Reporting Program. <i>The landowner (applicant) shall be responsible for providing evidence to the Planning Department that all project conditions have been satisfied. The final map shall not be recorded until all conditions have been met.</i></p>	
<input type="checkbox"/>	<p>2. The applicant shall be responsible for payment of all fees and costs associated with the approval of the project as follows:</p>	

- a. The required Department of Fish and Game filing fee for the Notice of Determination; and,
- b. The actual County costs as represented in a final accounting statement shall be paid in full prior to the recording of the final map; and
- c. All requirements of the County Treasurer-Tax Collector including the payment of required taxes and any liens affecting the property as is required by the Subdivision map Act and County Ordinance prior to recordation of the final map.

3. Subdivision improvements shall be required as follows:

- a. The applicant shall be required to construct one turnout on Gold Bluff Road and one turnout on Oxford Mine Road in locations and based on reasonable scope approved by the County Road Department / Board of Supervisors, in consultation with Cal-Fire and Downieville Fire Protection District, with spacing of approximately 300 – 500 feet between the turnouts. The County shall require the applicant to enter into a reimbursement agreement to provide for proportionate contribution by other properties that are subdivided along said roads and which benefit from these road improvements. The Board may limit the term of the reimbursement agreement to a reasonable period of time.
- b. Fire suppression facilities meeting both CalFire and DVFD requirements (see *MM VIIIh* and COA 6, below). If the proposed facilities require changes to the Downieville PUD water system, then improvement plans detailing the required changes shall be prepared by a qualified consultant and submitted to the water district and/or its designated consultant or supervising authority for approval; applicant shall provide a letter from the water district to the County certifying their approval of the proposed improvements.
- c. The two proposed building lots have been graded without a permit on a geological unit which may be subject to lateral spreading, subsidence, or collapse. In addition, the unpermitted “building pad” on Parcel 2 shows early signs of erosion problems on the steep fill slope. Therefore, unpermitted grading on the existing lots as well as

[NOTE: as amended following PC hearing, and adopted by BoS]

all future grading shall be abated through submittal and County approval of a permit for engineered grading. The applicant shall be required to submit a Grading and Erosion control plan prepared by a civil engineer licensed by the State of California to abate such grading violations and establish safe building pads. Soils engineering report and engineering geology report may be required, pursuant to CBC section 3309.

- d. The improvements required herein shall either be constructed in accordance with approved plans prior to recordation of the final map or the improvements shall be bonded and secured with approved security and a subdivision improvement agreement requiring the improvements to be constructed within twelve (12) months of recording of the final map. No construction is to commence until full improvement plans, prepared by an engineer licensed in the State of California, have been reviewed and approved by the County Engineer and Planning Department. Improvement plan content, improvement security, improvement security release, inspection of improvements, and acceptance of improvements shall be required as stated in the Sierra County Code related to subdivisions.

- 4. The applicant shall provide an additional information map (“AIM”) to be recorded simultaneously with the final map defining the parameters for development of the property and the information identified below shall be provided on the AIM and shall be binding on the use and development of the property:
 - a. All mitigation measures requiring inclusion on the AIM, as identified in the approved mitigation monitoring plan, as amended
 - b. Sewage disposal areas, building setbacks, drainage swales, exclusion areas and all areas of avoidance as required in the mitigated negative declaration (cultural sites, adits, streams and wetlands, biological areas of importance).
 - c. Statement that all future users applying for water service from DPUD shall pay all labor, equipment, and materials costs to install taps, lateral lines, meters, pressure regulators, and other appurtenant costs to providing water service.

- d. Statement that the development of the property, including access roads, shall meet minimum requirements of Cal Fire per PRC Sections 4290 & 4291 and all compliance shall be satisfied as part of any building permit issued for the properties.
 - e. Statement that an encroachment permit will be required for Parcel 1 on gold Bluff Road; and that driveway grades that exceed 16.0% must be paved.
 - f. Statement that any residence, appurtenant structure, or other utility service directly related to the primary residential use, shall be served by underground facilities.
 - g. Statement that outdoor lighting fixtures shall be designed and placed on any structure or other location in such a manner that they shall prevent the escape of light above the horizontal plane of the light fixture; and that flood lighting of the site is prohibited.
 - h. Statement that physical situs address identification shall be required and installed having three (3) inch high, reflective numerals/letters on a background with a contrasting color and mounted on a post within easy identification of the main access to the individual parcels.
 - i. Statement that no gate shall be allowed to restrict public access across Gold Bluff Road, Sailor Ravine Road, or Oxford Mine Road (up to the County/District gate near the water tanks).
5. The map checklist furnished by the County Surveyor (Bastian Engineering) shall be completed and all elements complied with to the satisfaction of the County Surveyor prior to recording the Parcel Map.
6. The “will-serve” letter provided with the application from DPUD does not ensure the minimum water pressure at the building site of Parcel 2 in accordance with the State standards. Therefore, letters shall be provided by *both* CalFire certifying that PRC 4290/4291 (or acceptable alternative) standards will be met as proposed by the applicant, *and* the Downieville Fire Department which shall state that 2-hour fire flow of 1,000 gallons per minute (or as otherwise determined by the DFD) plus 8-hour average domestic needs are available and can be provided to each building site in this subdivision. Such approvals shall be based upon a

specified, proposed improvement method, and such approved method shall be included in the improvement plans (cf, COA 3b, above), and it shall be the subdivider/applicant's responsibility either to make such improvements prior to recordation of the parcel map or provide sufficient security for such improvements to ensure that adequate fire suppression facilities are available on-site prior to any subsequent development permit being issued.

- 7. Applicant shall offer for dedication to the County (District) sufficient and defined easement around the existing on-property tank site to accommodate the tanks which are there now, plus one additional tank, along with sufficient additional space needed to construct, operate, and maintain all district facilities at the site.

- 8. Easements shall be dedicated on the face of the map or granted to the responsible agencies for tanks, drainage, Gold Bluff Road and utilities to the satisfaction of Sierra County. A 40' wide exclusive easement is required for Gold Bluff Road.

All easements, public and private, shall be delineated on the Parcel Map.

PLANNING DIRECTOR'S CERTIFICATION

The Sierra County Planning Director or his designee hereby certifies that all conditions placed on the approved project identified above have been satisfactorily complied with.

Sierra County Planning Director
Or Designee (include official Title)

Date