
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of January 13, 2016

The Plumas County Zoning Administrator convened in a meeting on January 13, 2016, at 10:03 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Senior Planner, Rebecca Herrin, is in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

**III. SPECIAL USE PERMIT / NEGATIVE DECLARATION # 669: NAKOMA ASSOCIATES, L.P.;
APN 131-260-027; T.22N/R.13E/S.16 MDM**

The request for a special use permit for a “place of assembly” consisting of a recreation center for use by Gold Mountain property owners, visitors, and employees, located at 1318 Great Spirit, near Clio, is presented. Senior Planner, Rebecca Herrin, gives an overview of the project as outlined in the Staff Report, noting that this property was three residential lots that have been merged and were part of the master plan development for Gold Mountain. Although the parcel is zoned residential and subject to the Planned Development Permit for Gold Mountain, the zoning and Planned Development Permit allow for a place of assembly subject to issuance of a Special Use Permit. The Planned Development Permit guides the development of the property, so some of the conditions of approval are specified by the Planned Development Permit, and some are from the EIR for the Gold Mountain Planned Development Permit. Zoning Administrator, Randy Wilson, proposes changing Condition No. 1 to make the use of the facility less restrictive. Wilson suggests adding *special events* as an authorized use. Will Broad, applicant’s representative, states he is in agreement with the change. Herrin proposes calling it a Recreation Facility and *Special Events Facility*. Wilson questions Broad if he has read and agrees with the conditions of approval. Broad states he has and is in agreement. The public hearing is opened at 10:12. As no one is present other than the applicant’s representative, the hearing is closed at 10:12.

DECISION

Wilson states he will take the actions recommended by staff, and 1) Adopt Negative Declaration #669 pursuant to Section 15074 of the California Environmental Quality Act Guidelines, making Findings A through C; and 2) Approve the Special Use Permit subject to the conditions of approval, with the amendment of Condition No. 1, making Findings A through D as follows:

ENVIRONMENTAL DETERMINATION FINDINGS

A) That there is no substantial evidence in the record supporting a fair argument that the proposed project, as conditioned, might have any significant adverse impact on the environment; and

- B) That the proposed Negative Declaration reflects the independent judgment of the Plumas County Zoning Administrator; and
- C) That the location and custodian of the documents which constitute the record of these proceedings is Plumas County Planning & Building Services, 555 Main Street, Quincy, California.

CONDITIONS

1. The uses authorized under this permit are:
 - a. Recreation Facility and *Special Event Facility* for use by Nakoma and Gold Mountain residents, Lodge at Nakoma resort guests, Nakoma employees, and *special event guests*.
 - b. Cocktail Lounge with limited food menu provided by Nakoma Restaurant facility
 - c. Outdoor pool and spa/Jacuzzi, pool deck
 - d. Children's center (family day care center)
 - e. Indoor rock climbing facility
 - f. Fitness center with weight training and cardiovascular exercise equipment, locker rooms
 - g. Media room (25-seat family theater)
 - h. Teen center lounge
 - i. Pool tables
 - j. Video game area
2. Necessary building permits shall be reviewed for compliance with the conditions of this approved use permit as well as the Planned Development Permit for Gold Mountain (PD 10-95/96-01, recorded at Book 682 of Official Records at Page 324.
3. Prior to the issuance of the necessary building permits, applicant shall submit to Planning and Building Services proof of approval from the Gold Mountain Community Services District of the following:
 - a. Emergency access designed to District specifications and
 - b. Structural fire protection requirements, including fireflow requirements to District specifications
4. Prior to operation of this facility, applicant shall obtain permits from Plumas County Environmental Health for the following:
 - a. Commercial food service portions of the facility
 - b. Engineered design septic system installation permit for each facility sewer system septic tank; and
 - c. Construction plans for swim pool and two spa pools, pool area restrooms and shower facilities in compliance with California Building Code Chapter 31B and California Code of Regulations, Title 22, Chapter 20 "Public Pools".
5. Prior to operation of this facility, applicant shall obtain all applicable permits from the State Regional Water Quality Control Board (Water Board), including but not limited to:
 - a. General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

- b. Dewatering Permit, *General Order for Dewatering and Other Low Threat Discharges to Surface Waters* or appropriate waiver of waste discharge requirements for the swimming pool discharge to existing golf course irrigation pond and other off-site drainage; and
 - c. A National Pollutant Discharge Elimination System (NPDES) permit for the operation for the control, discharge, and monitoring of stormwater; General Storm Water Pollution Prevention Permit (SWPPP)
6. Applicant shall develop and submit a dust control plan to the Northern Sierra Air Quality Management District in accordance with the applicable regulations of the district. The plan shall include the following general measures:
- a. Effective dust suppression for land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill and demolition activities.
 - b. Effective stabilization of all disturbed areas of a construction site, including storage piles, not used for more than seven or more days.
 - c. Control of fugitive dust from on-site unpaved roads and off-site unpaved access roads.
 - d. Removal of accumulations of mud or dirt at the end of the work day or once every 24 hours from public roads, shoulders, and access ways adjacent to the site.

In addition, the plan shall include the following specific measures:

- e. The amount of ground disturbed in any single construction season shall be limited to that which is anticipated to be covered with buildings, rocked roads, landscaping, mulch or soil stabilizers.
 - f. Vehicles on unpaved, unrocked roads shall be limited to 10 m.p.h.
 - g. Stockpiled soils shall be covered or stabilized if they are unused for over ten days.
 - h. Water trucks shall be utilized on unimproved roads in the construction areas during the summer and fall seasons as needed to reduce dust impacts.
 - i. Ground disturbing construction shall cease in areas experiencing excessive winds.
 - j. Construction traffic shall be confined to routes that will be utilized as permanent roads, driveways, building pads, public parking, golf course area, and their vicinity.
 - k. The developer shall apply for permits necessary for the burning of timberland debris. Alternatives to open burning should be employed for the disposal of waste vegetation resulting from the project development. Suitable alternatives include chipping, grinding, hauling to a disposal facility or biomass fired power plant and using woody vegetation as firewood.
7. Prior to operation of this facility, applicant shall obtain necessary approvals from the Gold Mountain Community Services District, including but not limited to:
- a. Approval of water system requirements and design
 - b. Approval of disposal of filter backwash waste water from the swim and spa pools to the District community sewer system
 - c. Approval of design and specifications of the grease and/or sand separation receiving tank(s); and
 - d. Approval of specifications of the septic tank(s) and sewage lift station pump(s)
8. The following wording shall be added to any site plans for permits involving grading or construction activities:

“Should development activities reveal the presence of cultural resources (i.e., artifact concentrations, including arrowheads and other stone tools or chipping debris, cans, glass, etc.; structural remains;

human skeletal remains), work within 50 feet of the find shall cease immediately until a qualified professional archaeologist can be consulted to evaluate the remains and implement appropriate mitigation procedures. Should human skeletal remains be encountered, State law requires immediate notification of the County Coroner. Should the County Coroner determine that such remains are in an archaeological context, the Native American Heritage Commission in Sacramento shall be notified immediately, pursuant to State law, to arrange for Native American participation in determining the disposition of such remains.”

9. The following measures shall be included on project design plans:
 - a. Provisions shall be made to intercept and convey runoff generated by the paved areas and slopes dropping down toward the proposed west and south sides of the site building around and away from the building for eventual discharge to locations along the channel/creek to prevent inundation of the building finished floor.
 - b. Any locations where onsite drainage becomes a concentrated flow as a result of site improvements shall be stabilized using rock or other suitable materials to prevent erosion and headcutting down the steep terrain sloping toward to channel/creek.
10. All development and build-out construction shall be limited to day-light hours.
11. The violation of any condition of a special use permit shall be a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of Chapter 2 of Title 9 of the Plumas County Code.
12. The Special Use Permit is to be signed by the property owners and applicants and returned within forty (40) days of the date of approval or the permit will be voided.

FINDINGS

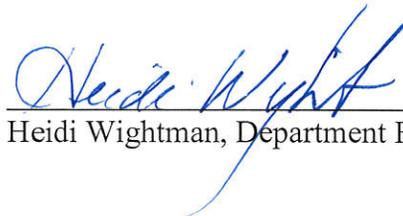
- A) This project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms with applicable state and county codes that are designed to protect public health and safety and to reduce potential impacts.
- B) Prior to the public hearing, it can be presumed that this project is socially compatible with the surrounding area because the conditions are designed to ensure that the project will not create any nuisances or interfere with the surrounding community. The project will be in conformance with all other regulations pertaining to the use.
- C) This project is economically compatible with the surrounding area because the use will not interfere with the economic use of properties in the vicinity in conformance with zoning requirements adopted for the promotion of the public health, safety, and general welfare.
- D) This project is consistent with the General Plan and zoning because a public service facility is a permitted use in all zones, subject to issuance of a special use permit.

Zoning Administrator Notation: Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) days of the decision. If the tenth day lands on the weekend, the end of the appeal period will be the next working day. The appeal will need to be based on relevant information stated or submitted at or prior to this meeting by a commenting public member or representative, or certain County department heads as stated by County Code. There is a filing fee for the appeal and the fee information is available from Planning and Building Services.

ADJOURN

There being no further business, the meeting adjourns at 10:15 a.m. The next regularly scheduled Zoning Administrator meeting is set for February 10, 2016, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.


Randy Wilson, Zoning Administrator


Heidi Wightman, Department Fiscal Officer II