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**PLUMAS COUNTY**  
**ZONING ADMINISTRATOR**  
Minutes of the Meeting of September 8, 2021

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The Plumas County Zoning Administrator convened in a meeting on September 8, 2021, at 10:01 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Tracey Ferguson, presiding. Assistant Planning Director, Rebecca Herrin, is in attendance. The agenda is approved as submitted.

**I. PUBLIC COMMENT OPPORTUNITY**

No public comment is presented.

**II. SPECIAL USE PERMIT & ADOPTION OF MITIGATED NEGATIVE DECLARATION #681 - SPRING VALLEY RANCH – PLAN C HOLDINGS, LLC (applicant/owner); APNs 025-230-016, 025-230-017, AND 025-440-011; T.22N/R.14E/S.21,28,33 MDM**

The proposal to develop the Spring Valley Ranch property with a private retreat facility, inclusive of the continuation of the working ranch, bed and breakfast inn guest rooms, place of assembly, and recreation facilities, located at 9900 and 9340 Carmen Valley Trail and 5996 Beckwourth Buttes Road, Beckwourth, is presented. Rebecca Herrin, Assistant Planning Director, gives a presentation as reflected in the Staff Report. Herrin notes that staff has received the Spring Valley Ranch Mitigation Monitoring Plan from the California Environmental Quality Act (CEQA) consultant, ESA or Environmental Science Associates, which she proposes to be an addendum to the proposed conditions of approval listed in Exhibit #26. Herrin explains the project mitigations are listed in Exhibit #26 and the Mitigation Monitoring Plan is required by state law and explains the mitigation actions, timing, and the implementing and monitoring parties. Continuing, Herrin explains there have been some suggested minor amendments to the findings, provided by ESA, regarding the environmental determination and project action. Zoning Administrator, Tracey Ferguson, states that she has reviewed the suggested amendments to the findings and is prepared to make her recommendations based on the suggestions. Ferguson questions if the Mitigation Monitoring Plan should be added as an addendum to Exhibit #25 (Mitigated Negative Declaration #681). Herrin responds that the Mitigation Monitoring Plan can be added to Exhibit #25 as well, but it should be with the conditions of approval primarily because the mitigations are conditions of approval and the Mitigation Monitoring Plan explains how the mitigation actions will be monitored.

Amy Dee, applicant's representative, gives a presentation detailing the proposed plans for Spring Valley Ranch.

Upon questioning by Ferguson, Dee states the applicant has no further questions on the proposed project or conditions of approval. Dee notes the applicant has read the conditions, and on behalf of the applicant, Dee is communicating that they are willing to accept the conditions of approval as submitted.

The public hearing is opened at 10:27 a.m.

Ferguson first invites comments from members of the public who are present in the conference room.

A member of the public states he believes everyone present in the room is in support of the project, mostly due to the potential for future project work and employment. He goes on to say that he believes the project is environmentally friendly and those that he's spoken to agree and like the way the project proposes the use of the land and reclaimed materials into the design. He continues, because of the way the development on the parcel is tucked away in the valley, it's really unseen by anybody. He concludes, so for a private retreat it will be a good thing for the County as far as tax base and jobs.

Another member of the public states he has worked for the Spring Valley Ranch for the past 2-1/2 years under both the current and previous owners. Continuing, through the whole process of showing the ranch when it was for sale, he notes nobody quite matched who they thought they could work with until Amy (Dee) and the Plan C crew came along. He explains, they have acted with integrity since the very beginning of the project and he thinks that's clear by who they've hired to work on this project. He also thinks it will bring a lot of advantageous support to the community as far as tax base and jobs. Regarding the beauty and the environment of the ranch, he states these factors have definitely been taken into consideration to mitigate any disturbances to the land and property. He concludes by stating Plan C and the developer are probably the people most concerned with how the land is going to be taken care of, because that's the whole reason they're there, for the natural beauty.

Another neighbor comments that considering it's a beautiful property being developed, it was unique that the owners are taking good care of the site and designing to the topography. Continuing, it's stated the owners have also reached out to the locals and notes other developers don't always open it up to local contractors and the various trades involved. It's special that they are making that possible for members of the community, the neighbor remarked.

Ferguson invites comments from persons on the conference room telephone call-in line.

Neighbor, Scott Chadwick, states he owns a property on Money Road and that this property will potentially be impacted depending on the electrical service. Mr. Chadwick submitted previous comments on the project to the Planning Department, which are part of the public record, and can be reviewed. Continuing, Chadwick states he reached out to the applicant approximately 1-1/2 years ago after learning about potential re-excavation of Money Road. Through a realtor contact, Mr. Chadwick obtained the contact for the owner's local representative and requested to meet at his property on Money Road. Chadwick emphasizes that it's important to note that he was never contacted by the owner or owner's representative; and, he himself made the overture. Chadwick requested to meet at his property specifically so the owner could understand the potential impact of their project to where he lives. Continuing, Chadwick states details specific to how some of the work may impact not only himself, but also his neighbors on Money Road with respect to potential environmental damage from retrenching a re-establishing forest. It's kind of a simple thing to walk and come up with a plan to minimize disturbance, he states, that's what he was looking for. Chadwick explains his interests are not against development, but rather to protect his specific interest in his environmental location. Continuing, he states the electric company's opinion is that they have a 60-foot easement, so that's very worrisome. Will they clear-cut the road again so it looks like it did in the 80s, he questions? Chadwick understands there's a need for an electrical upgrade, and that's fine to him, but he states there's been a bit of cloak and dagger about this project from the beginning.

Nearby property owner, Rob Eskridge, states he is in favor of project but has two concerns about using Money Road and Forest Service roads as emergency egress for the project. Eskridge understands that emergency egress is a CAL FIRE requirement to ensure there are multiple routes of egress in case of a wildfire, and understands that an Emergency Response Plan must still be developed and approved as a condition of the project. Eskridge questions if the applicant has legal access to Money Road. Amy Dee confirms the applicant purchased a parcel in the subdivision on Beckwourth Buttes Road, and that parcel does have legal access to Money Road. Eskridge states he's not convinced that buying that parcel automatically extends the legal access to the entire project and, more importantly, he's not convinced the applicant can require, through the Emergency Response Plan, that the existing gate on Money Road between the subdivision and the project be opened for emergency egress. Continuing, Eskridge states it's his understanding that the legal owner of Money Road does keep the gate locked and intends to keep the gate locked. Eskridge's recommendation to the Zoning Administrator is, that as a condition of approval, the legal access to Money Road be addressed.

Eskridge's second concern has to do with the maintenance of the Forest Service roads and Money Road. He explains that when the subdivision was developed, easements were granted to the owners of the nine parcels and they had to sign a road maintenance agreement. But that agreement didn't anticipate accommodating traffic from a major development. Eskridge adds that he knows Money Road is not intended to be used for primary project circulation, but traffic on the road isn't his concern. His concern is that the applicant wants to use Money Road and the Forest Service roads as egress, yet he does not know if the applicant has responsibility for maintaining the roads to be used for egress. Eskridge states the Forest Service roads are often closed due to down timber and he believes the Forest Service does not have a plan to maintain those roads. Continuing he explains, so if in fact the applicant is relying on the emergency egress but doesn't have any responsibility for maintaining this access, it doesn't provide good assurance that the roads will be suitable for ongoing emergency access. Eskridge asks the Zoning Administrator to add another condition of approval to ensure the applicant has responsibility for maintaining the secondary emergency egress roads. Eskridge also points out there are some areas along the Forest Service roads and Money Road that are covered by trees and often that means ice and snow are there well through April. Continuing, if the applicant wants to use these roads as emergency egress they should have responsibility for ensuring that the egress is actually passable and it can't be assumed. Eskridge feels it may be that the responsibility for maintaining Money Road and the Forest Service roads is better addressed when the Emergency Response Plan is put together and approved. Eskridge explains that if the Zoning Administrator feels it's not enough to make it a condition of approval and wants to push off this issue to the approval of the Emergency Response Plan, it would be nice to get the assistance of County staff to figure out when and how that whole approval happens so he can express the same concerns to CAL FIRE or whatever body it is that is responsible for approving the Emergency Response Plan.

Chadwick questions the applicant if any easements have been granted for timber harvesting through the emergency access.

Nearby property owner, Al Crosbie, states Money Road is a seasonal road and for the most part during the winter the road is unusable. Crosbie also notes he has concerns about the septic situation in Spring Valley. Years ago he participated in a perc test in Spring Valley because the groundwater situation around some of the septic fields were in question at that time, so Crosbie states the applicants may want to review the reports that were prepared. Furthermore, he explains the volume of the project on the groundwater and septic systems could provide an interesting view of the relationship to the headwaters of the Feather River and how the project moves forward as not to contaminate the waterway.

Another nearby property owner, Mr. Harvey, states he has a non-industrial timber management plan on his property, which doesn't expire. Continuing, he explains there's no illegal timber harvesting going on and the applicants are not building any new roads; it's an existing road built 5 years ago, and all the roads to be used are on private property.

There being no further comments, the public hearing is closed at 10:49 a.m.

Dee explains how primary and secondary emergency egress will occur on the property using Carmen Valley Trail, the Plan C Holdings, LLC property on Beckwourth Buttes Road to Money Road, private property access easements, and the Forest Service parcel road segment which is located in the middle of the Spring Valley Ranch property and is a part of the internal looped roadway circulation system. Dee goes on to note the applicant would maintain the Forest Service road segment on the looped roadway, keeping it clear and passable year-round for circulation through the property. Dee further explains that emergency egress could still occur around the internal looped roadway should the Forest Service parcel road segment not be available for whatever reason. Additionally, Dee notes they are not bringing any dry utilities in from Carmen Valley Trail to the east, rather, dry utilities will be brought in from the north and follow the proposed secondary emergency egress route.

Dee demonstrates on the map the dry utilities corridor. Ferguson demonstrates on the map the proposed secondary emergency egress/dry utility route road segments and discussion follows. Dee notes the applicant has legal access through the ownership of parcels or legal access through private parcel easements for the primary and secondary emergency egress to County Route A23. Discussion follows with regard to utility connections. Dee explains that ideally the dry utility improvements would remain in the road (easement) or in trenching alongside the road, maintaining all improvements within the easement. She notes that some of the existing power lines are in the trees and some are alongside the road. The applicant is proposing a new dry utility line that is consistent with what Plumas-Sierra Rural Electric Cooperative (PSREC) agreed to do for the project. PSREC's letter stated they would work with the applicant to minimize disturbance.

Regarding the gate on Money Road, Dee states to her knowledge it's always open. There are multiple parties who live on Money Road. Dee explains there was nothing in the purchase of the parcel or in the background title search that stated anything about the gate. Ferguson questions if the applicant is a party to the road maintenance agreement. Herrin comments that the Parcel Map (for Joseph Money) has a road maintenance note. Ferguson questions if state law requires an emergency egress road to be passable year-round. Herrin responds that the requirement for an all-weather road is not part of the CALFIRE regulations that are currently in effect, but that kind of requirement is part of the State Minimum Fire Safe Regulations that are being considered by the State Board of Forestry for future implementation. Chadwick repeats his question regarding if an easement for timber harvesting has been granted such that Money Road can be used for timber equipment. Dee responds there is no such easement in place. In response to Chadwick's question, Herrin clarifies that the Money Road subdivision is zoned General Forest, which permits timber harvesting. It is not a residentially zoned subdivision Herrin continues. Dee adds that the applicant, as an owner of one of the parcels, is a party to the road maintenance agreement and will do whatever is required by the agreement in doing their part to keep the road clear for emergency access.

Ferguson questions if septic exploration and perc tests have been completed. Dee responds that the paperwork has all been turned in to the County Environmental Health Department and reviewed. Ferguson also questions the use of shuttles in bringing guests to the ranch and whether or not they will be owned by Spring Valley Ranch or are airport shuttles, noting that she is concerned about the applicant staging enough vehicles on the property in order to evacuate guests in the case of an emergency. Dee responds that this information would be in the Emergency Response Plan and Spring Valley Ranch would always have enough vehicles on site to transport guests in the event of an emergency. Dee continues, likely shuttle buses will not be kept on the property, but Spring Valley Ranch will have vehicles with the appropriate seating capacity at all times. Ferguson points out that the secondary emergency access, needed in the event of an emergency whether wildfire or some other emergency, must be worked out in the Emergency Response Plan including statements about road maintenance and the applicant demonstrating their legal access to Money Road.

Dee and Ferguson discuss the number of days per year the property would be used for retreat guests. The application states 220 days, which would be 60% of the year. However, since the retreat would primarily be used only Monday through Friday, with very limited weekend use and not during major holidays, the actual percentage would be more like 85% of the year. However, if you include weekends, the actual use would be 60% of the year. Ferguson notes that the number of days the property will be used for retreats throughout the year hasn't been conditioned, although 220 days is how the project was described and analyzed. Dee states she understands that's what was represented in the application, is part of the approval, and what the applicant is intending. Dee continues that she further understands if the applicant wanted to change something, the applicant would have to come back for an amendment in order to make a change. Ferguson states she wants to make clear the applicant is beholden to the application, the environmental project description and mitigation measures, and Special Use Permit conditions.

Ferguson questions if the applicant has been in contact with the Tahoe National Forest. Dee responds that she talked with Ranger Youngblood a number of months ago and he stated they have the right to use the Forest Service parcel and road internal to the property. However, if they were to use the Forest Service road for something besides regular vehicular and foot traffic, for example ATV tours, the applicant would need to first talk with the Tahoe National Forest. Ferguson states she wants to be clear that the proposed primary ingress and egress to Spring Valley Ranch is Carmen Valley Trail off County Route A23.

Dee states no new wells are proposed, they will be using existing wells and everything will be under the public water system.

Ferguson states she received a letter dated September 7, 2021, which will be entered into the record, from Dee on behalf of the applicant that reads like a summary of her presentation.

Ferguson also states an email was received today, September 8, 2021, in favor of the project. The email is read out loud and entered into the record.

Continuing, Ferguson states Village #3 is part of the Initial Study/Mitigated Negative Declaration environmental document, but not part of this application or approval today. Any future desire to develop Village #3 would require an amendment to the special use permit or a new special use permit.

Ferguson amends the Environmental Determination and Project Actions and discusses the Mitigation Measures and proposed conditions of approval and directs amendments to the conditions as follows:

Condition #14 is amended to read, “The project proponent shall prepare an Emergency Response Plan **in consultation with and agreed upon by** the Beckwourth Fire Protection District, the Lassen-Modoc Unit of the California Department of Forestry and Fire Protection (CALFIRE), and the Plumas County Sheriff, **and submit the final Emergency Response Plan to the Plumas County Planning Director prior to issuance of the first building permit.**”

Condition #22 is amended to read, “**Prior to construction of any public water system**, the project proponents shall . . .”

Condition #26 is amended to read, “**Prior to construction of any wastewater disposal system**, the project proponents shall . . .”

Condition #28 is amended to read, “**Prior to construction of any facility that will include human contact with recreational waters**, the project proponents must . . .”

Condition #29 is amended to read, “**Prior to any construction or demolition of a food service facility**, Environmental Health will require . . .”

Condition #31 is amended to read, “The applicable building permit **applications** shall be **submitted to the Building Department** . . .”

Condition #32 is amended to read, “The Building Department shall review any proposed structures, **including new and re-purposed structures**, to ensure . . .”

Condition #34 is amended to read, “The site access road (**Carmen Valley Trail**) onto Beckwourth-Calpine Road (A-23) shall . . .”

## DECISION

After reviewing and considering the revised final Mitigated Negative Declaration #681, Ferguson adopts Mitigated Negative Declaration #681 pursuant to Section 15074 of the California Environmental Quality Act (CEQA) Guidelines, making findings A through E; and approves the Special Use Permit (U 8-20/21-07) subject to the conditions of approval outlined in Exhibit 26, as amended, making Findings A through D as follows:

## ENVIRONMENTAL DETERMINATION FINDINGS

- A. That there is no substantial evidence in the whole record supporting a fair argument that the proposed project, as conditioned, might have any significant adverse impact on the environment.
- B. None of the comments provide substantial evidence of a fair argument that the project would result in significant unmitigated environmental impacts requiring the preparation of an environmental impact report. The additional analysis and information provided in response to the comments is not significant because it does not indicate any new significant impacts or any substantial increase in an impact already identified in the Initial Study/Mitigated Negative Declaration. None of the comments raise significant environmental issues nor specific questions about the analyses or information in the Initial Study/Mitigated Negative Declaration that would require revisions to the analyses presented in the Initial Study/Mitigated Negative Declaration. Thus, none of the conditions in Section 15073.5 of the CEQA Guidelines are met.
- C. That the comments are made part of the whole record and were made available to the Zoning Administrator prior to the final decision.
- D. That Mitigated Negative Declaration #681 reflects the independent judgment and analyses of the Plumas County Zoning Administrator.
- E. That the location and custodian of the documents which constitute the record of these proceedings is Plumas County Planning and Building Services, 555 Main Street, Quincy, California.

## CONDITIONS

1. The special use permit is approved as per the application submitted on August 18, 2020, and as evaluated in Mitigated Negative Declaration #681.

### Mitigation Measures from Mitigated Negative Declaration #681, as amended

2. **Mitigation Measure BIO-1: Pre-Construction Survey and Transplantation and Monitoring Plan.** A qualified biologist shall conduct a pre-construction survey in the appropriate season(s) for the special status plant species identified as having a medium to high potential to occur within the construction disturbance area. Surveys will be conducted following the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW, 2018). If special-status plant species are found, then the project proponent shall inform the County and consult with the County and California Department of Fish and Wildlife regarding the treatment of special-status plant species encountered during pre-construction surveys, prior to the start of construction, to ensure that the project applicant complies with all applicable requirements and County direction.
3. **Mitigation Measure BIO-2a: Construction Outside of Nesting Season.** Conduct vegetation-clearing operations, including initial grading and tree removal, outside of nesting season that encompasses all birds (September 1 through February 14) to the extent practicable.

4. **Mitigation Measure BIO-2b: Pre-Construction Surveys.** Pre-construction roosting bat surveys shall be conducted within five (5) days prior to tree removal regardless of the time of year. If bats are identified roosting within any trees proposed for removal, additional species protection measures, as described below, would be required. If construction does not commence within five days of the pre-construction survey, an additional survey is required.

If vegetation removal is planned to occur during the nesting season (February 15 to August 31), a qualified biologist shall conduct a pre-construction survey for active nests in suitable nesting habitat within 500 feet of the construction area for nesting raptors and migratory birds. The pre-construction survey shall be implemented by the project proponent and shall be conducted within three (3) days prior to commencement of ground disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, then no additional measures are required. If active nests are located during the pre-construction surveys, additional species measures (as described below) would be required. If construction does not commence within five days of the pre-construction survey, or halts for more than five days, an additional pre-construction survey is required.

If activities are expected to occur during the primary bird nesting season, approximately February 15 to August 31, protection measures would be necessary to avoid potential impacts to active bird nests. If pre-construction surveys establish that nesting birds are present, the implementation of species protection measures (required by **BIO-2c**) would minimize potential impacts to nesting activity.

5. **Mitigation Measure BIO-2c: Species Protection Measures.** If roosting bats are identified within trees proposed for removal, a 20-foot avoidance buffer shall be established around the tree. The tree shall not be removed until the biologist has determined that the bat has vacated the tree.

If active nests are found during the survey, the project proponent shall implement mitigation measures to ensure that the species will not be adversely affected, which will include establishing a no-work buffer around the active nest.

Nest protection measures may include, without limitation:

- For trees with active nests, the project proponent shall conduct tree removal activities required for project construction outside of the migratory bird breeding season (February 15 through August 31) if feasible.
- The project proponent shall maintain a 500-foot buffer around each active raptor nest and a 250-foot buffer around each active migratory bird nest. No construction activities shall be permitted within this buffer. This no-work buffer may be reduced depending on species and site-specific conditions as determined in consultation with California Department of Fish and Wildlife.
- Depending on conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. In this case, to be determined on a case-by-case basis, the nest(s) shall be monitored by a qualified biologist during construction within the buffer. If, in the professional opinion of the monitor, the project would impact the success of the nest, the biologist shall immediately inform the construction manager. The construction manager shall stop construction activities within the buffer until it is deemed by the monitor that the young have fledged from the nest or the nest is otherwise inactive.

6. **Mitigation Measure CUL-1a: Conduct Cultural Resources and Tribal Cultural Resources Sensitivity and Awareness Training Program Prior to Ground-Disturbing Activities.** The County requires the applicant/contractor to provide a cultural resources and tribal cultural resources sensitivity and awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers.

The WEAP will be developed in coordination with an archaeologist meeting the *Secretary of the Interior's Professional Qualifications Standards for Archaeology*. The WEAP shall be conducted before any project-related construction activities begin at the project area. The WEAP will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP will also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions.

In areas of heightened sensitivity for containing archaeological materials, the project applicant shall provide for archaeological monitoring as appropriate during ground-disturbing activity, to identify and prevent significant impacts to any previously unidentified archaeological resources that may be unearthed during project construction.

7. **Mitigation Measure CUL-1b: Conduct Archaeological Monitoring in Areas of Heightened Sensitivity for Archaeological Resources.** Prior to ground-disturbing activity associated with the project, the applicant shall contract with an archaeologist meeting the *Secretary of the Interior's Professional Qualifications Standards for Archaeology* to conduct any monitoring as may be required during ground disturbing construction activity in areas of heightened archaeological sensitivity. The archaeologist shall determine the need for and frequency of monitoring based on the cultural resources inventory and evaluation report prepared for the proposed project. The archaeologist shall prepare an archaeological monitoring plan that will include specific locations for monitoring, standards for archaeological monitors, preparation of appropriate fencing to protect known resources (if and as warranted), and protocol for preparation of monitoring logs and a final report.

If archaeological materials are encountered, all soil disturbing activities within 100 feet in all directions of the find shall cease until the resource is evaluated. The applicant and the archaeological monitor shall immediately notify the County of the encountered archaeological resource. The monitor shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archaeological resource, present the findings of the assessment to the County.

8. **Mitigation Measure CUL-1c: Treatment of Significant Archaeological Resources.** If the County determines, based on recommendations from a qualified archaeologist, that a discovered cultural resource may qualify as a historical resource or unique archaeological resource, as defined in CEQA Guidelines Section 15064.5, or a tribal cultural resource, as defined in Public Resources Code Section 21080.3, the County shall determine whether treatment measures are necessary to avoid, minimize, or mitigate any potential impacts to the resource pursuant to Public Resources Code Section 21083.2, and CEQA Guidelines Section 15126.4. Treatment measures may include, without limitation, documentation of the resource, data recovery according to Public Resources Code Section 21083.2, if deemed appropriate, or other actions such as treating the resource with culturally appropriate dignity and protecting the cultural character and integrity of the resource according to Public Resources Code Section 21084.3.

9. **Mitigation Measure CUL-2: Implement Procedures in the Event of the Inadvertent Discovery of Human Remains.** If an inadvertent discovery of human remains is made at any time during project-related construction activities, the following performance standards shall be met prior to implementing or continuing actions such as construction, which may result in damage to or destruction of human remains. In accordance with the California Health and Safety Code (HSC), if human remains are encountered during ground disturbing activities, the applicant shall immediately halt potentially damaging excavation in the area of the remains and notify the Plumas County Coroner and a qualified

archaeologist to determine the nature of the remains. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or State lands as per Health and Safety Code Section 7050.5(b).

If the human remains are of historic age and are determined to be not of Native American origin, the County will follow the provisions of Health and Safety Code Section 7000 *et seq.*, regarding the disinterment and removal of non-Native American human remains.

If the Coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination as per Health and Safety Code Section 7050(c). After the Coroner's findings have been made, the archaeologist and the NAHC-designated Most Likely Descendent (MLD), in consultation with the landowner, shall determine the ultimate treatment and disposition of the remains. The responsibilities of the County for acting upon notification of a discovery of Native American human remains are identified in Public Resources Code Section 5097.9 *et seq.*

#### **10. Mitigation Measure WIL-a: Prepare and Implement Fire Prevention Plan.**

In order to reduce the risk of fire onsite, prior to construction the applicant shall prepare a Fire Prevention Plan that includes the following provisions:

- a) The applicant shall use fire resistant vegetation in landscaping onsite.
- b) Maintenance of the site shall include maintenance of defensible space of structures onsite and the inspection of fire suppression equipment such as sprinklers.
- c) The applicant shall coordinate with CAL FIRE and the Beckwourth Fire Protection District to determine the appropriate amount of water and fire suppression equipment to be kept onsite for fire prevention purposes during project construction and operation.
- d) The applicant and/or its contractors shall have water tanks, water trucks, or portable water backpacks (where space or access for a water truck or water tank is limited) sited/available in the project site for fire protection.
- e) During construction of the project the applicant and/or its contractors shall implement ongoing fire patrols during construction hours and for 1 hour after the end of daily construction and hotwork.
- f) All construction crews and inspectors shall be provided with radio and cellular telephone access that is operational along the entire length of the approved route to allow communications with other vehicles and construction crews. All fires shall be reported immediately upon detection.
- g) All internal combustion engines, stationary and mobile, shall be equipped with spark arresters in good working order.
- h) Light trucks and cars with factory-installed mufflers shall be used only on roads where the roadway is cleared of vegetation.
- i) Equipment parking areas and small stationary engine sites shall be cleared of all extraneous flammable material.
- j) Prohibit smoking in wildland areas, with smoking limited to paved areas or areas cleared of all vegetation.
- k) All construction vehicles shall carry fire suppression equipment.
- l) The applicant shall ensure that all construction workers receive training on the proper use of fire-fighting equipment and procedures to be followed in the event of a fire.

- m) As construction may occur simultaneously at several locations, each construction site shall be equipped with fire extinguishers and fire-fighting equipment sufficient to extinguish small fires.
- n) The applicant shall instruct construction personnel to park vehicles within roads, road shoulders, graveled areas, and/or cleared areas (i.e., away from dry vegetation) wherever such surfaces are present at the construction site.
- o) The applicant and its contractor shall cease work during Red Flag Warning events in areas where vegetation would be susceptible to accidental ignition by project activities such as welding or use of equipment that could create a spark.
- p) The applicant shall coordinate the finalization of road improvements with CAL FIRE and other emergency responders to ensure that sufficient ingress and egress exists onsite.

A copy of the Fire Prevention Plan shall be posted at all construction sites and all employees and contractors should be encouraged to sign a statement indicating that they have read and understand the Fire Prevention Plan.

### **California Department of Forestry and Fire Protection CAL FIRE Lassen Modoc Unit**

- 11. In accordance with Title 14 of the California Code of Regulations, Section 1103 Conversion of Timberland: Any person, firm, corporation, company, partnership or government agency owning Timberland for which the Timberland Owner proposes conversion as defined in Section 1102 shall apply to the Director on a form prescribed by him for issuance of a Timberland Conversion Permit.
- 12. The subject property meets the definition of Timberland and as such, Title 14 of the California Code of Regulations, Section 1105.3 applies where:
 

A conversion plan in a form prescribed by the Director shall become a part of the application. The plan conversion shall set forth in detail information pertaining to present and future use, soils, topography, conversion techniques, conversion time schedule and such other information as may be required and is applicable to the particular future use to which the land will be devoted.
- 13. Any exceptions to the State Minimum Fire Safe Regulations as adopted, or the Plumas County Codes implementing the State Minimum Fire Safe Regulations, shall follow the process as per the State's adopted version of those regulations.
- 14. The project proponent shall prepare an Emergency Response Plan **in consultation with and agreed upon by** the Beckwourth Fire Protection District, the Lassen-Modoc Unit of the California Department of Forestry and Fire Protection (CALFIRE), and the Plumas County Sheriff, **and submit the final Emergency Response Plan to the Plumas County Planning Director prior to issuance of the first building permit.**

### **Northern Sierra Air Quality Management District**

- 15. Pursuant to Northern Sierra Air Quality Management District Rule 226, a Dust Control Plan shall be required by the Northern Sierra Air Quality Management District (NSAQMD) for any ground disturbance of greater than one (1) acre of surface.
- 16. If any open burning is proposed for vegetation management or disposal, it shall be done under the authority of an Air Pollution Permit issued by the Northern Sierra Air Quality Management District (NSAQMD). The applicant should call the NSAQMD's Portola office at (530) 832-0102 for information on obtaining such a permit.

17. If any diesel generator engine greater than 49 brake horsepower (bhp) is proposed, the applicant should contact the Northern Sierra Air Quality Management District (NSAQMD) regarding the likely need for an Authority to Construct/Permit to Operate.
18. A primary heat source other than wood-fired devices shall be included throughout the project and guestrooms shall not be equipped with individual wood-fired devices.

## **California Regional Water Quality Control Board**

### **Water Quality**

19. A Storm Water Pollution Prevention Plan (SWPPP) shall be required to be submitted to and approved by the California Regional Water Quality Control Board, Central Valley region prior to ground disturbance.

## **Sierra Valley Groundwater Management District**

### **Water Supply**

20. Any new water well applications must be approved by the Board of the Sierra Valley Groundwater Management District as per District Ordinance 18-01.

## **Plumas County Environmental Health**

### **Hazardous Materials**

21. The proponents shall submit a detailed description to Environmental Health of equipment maintenance performed and any hazardous materials used, stored, and disposed

### **Public Water System**

22. Prior to construction of **any public water system**, the project proponents shall submit detailed construction plans issued by a California Professional Engineer to Environmental Health for review and approval of existing and new water source wells, water piping, water treatment facilities, and water storage tanks(s).
23. The installation of any new drinking water source wells will require approval from the Sierra Valley Groundwater Management District and an approved installation permit from Environmental Health. A new well that is intended to supply drinking water must be installed with a cement-based sanitary seal that reaches to a minimum of fifty (50') feet below grade or to the first confining layer, whichever is deeper. Prior to placing into drinking water service, the well shall meet all pertinent California Code of Regulations and shall be approved by Environmental Health.
24. Existing water wells that do not have documented fifty (50') feet or deeper sanitary seals cannot be retrofitted, and cannot be used for drinking water purposes. However, these wells can continue to be used for agriculture, landscaping, fire suppression, and/or other non-drinking water purposes, provided there are no interconnections with the drinking water system as demonstrated by removal of connecting lengths of pipe to the satisfaction of Environmental Health.
25. The project proponents shall obtain and maintain a Public Water System operating permit issued by Plumas County Environmental Health prior to serving water to the public.

### **Wastewater Disposal System**

26. Prior to construction of **any wastewater disposal system**, the project proponents shall submit detailed construction plans issued by a California Registered Professional Engineer to Environmental Health for review and approval of sewage disposal septic tanks, sewer lines, and liquid disposal fields

(leachfields). Each sewage disposal system will require a separate installation permit issued by Environmental Health.

27. The proponents shall determine the purpose of the large diameter seepage pit in the grass area fronting the Main House. If found to drain sewage, it must be destroyed and the sewage routed to the new sewage disposal system designed by a California Registered Engineer pursuant to Plumas County Code, Title 6, Chapter 6.

### **Human Contact with Recreational Waters**

28. Prior to construction **of any facility that will include human contact with recreational waters**, the project proponents must submit detailed construction plans issued by a California Registered Professional Engineer to Environmental Health for review and approval of any building, structure, activity center, or other facility or location of any kind that will include human recreational water contact, including and not limited to, swimming pools, spa pools, hot tubs, cold plunges, interactive water features, etc. Plans shall comply with California Health and Safety Code, Division 104, Part 10, Chapter 5, Article 5 and the following: California Code of Regulations, Title 22, Division 4, Chapter 20; and California Building Code, Title 24, Chapter 31B.

### **Food Service**

29. Prior to construction or demolition **of any food service facility**, Environmental Health will require the submission of detailed construction plans for review and approval that include, but are not limited to, renovations of existing, or construction of new, facilities that will be used to prepare, store, transport, and/or serve food to guests and/or staff. Plans shall comply with California Health and Safety Code, Division 104, Part 7, Chapters 1 through 13 as appropriate.

30. The project proponents are required to obtain and maintain Food Facility operating permits for each food service operation within the project area pursuant to Plumas County Code Title 6, Chapter 3 “Retail Food Management” and the California Health and Safety Code Section 113715 “Compliance with applicable codes”.

## **Plumas County Building Department**

### **Building Permits**

31. The applicable building permit **applications** shall be **submitted to** the Building Department within twenty-four (24) months from the date of approval of the special use permit.

32. The Building Department shall review any proposed structures, **including new and re-purposed structures**, to ensure compliance with applicable California Building Code Standards. Any alterations to electrical service panels and service to structures will also require building permits.

33. All buildings without permit records, including those buildings that may have been exempted under agricultural building provisions, shall be reviewed for compliance with applicable California Building Code Standards prior to occupancy in conjunction with activities of the Spring Valley Ranch special use permit as approved. Building permits for these existing structures may be required.

## **Plumas County Department of Public Works**

### **Encroachment Permit Requirements**

34. The site access road (**Carmen Valley Trail**) onto Beckwourth-Calpine Road (A-23) shall be improved to a commercial driveway standard to the satisfaction of the Department of Public Works. These required improvements will include two paved travel lanes to mitigate the increase in traffic

ingress/egress onto the 65 miles per hour collector route. Approval of these improvements will be subject to the conditions of an Encroachment Permit for all work within the County road right-of-way.

## **Plumas County Planning Department**

### **Special Use Permit Requirements**

35. 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.
36. 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.

**Addendum: Spring Valley Ranch Initial Study/Mitigated Negative Declaration Mitigation Monitoring Plan (ESA, September 2021)**

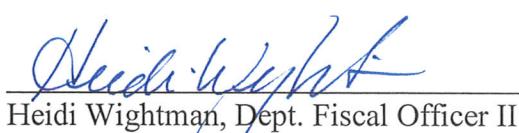
### **FINDINGS**

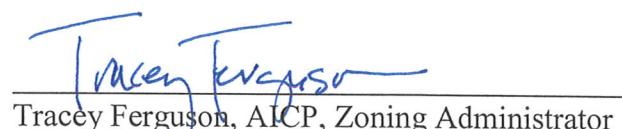
- A. This project, based on the whole record and as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms with applicable State and county codes that are designed to protect public health and safety and to reduce potential impacts as described in Mitigated Negative Declaration #681.
- B. This project is socially compatible with the surrounding area based on the whole record and as conditioned, and is designed to ensure that the project will not create any nuisances, material damages, or interfere with adjacent properties and the surrounding community. The project is in conformance with all other regulations pertaining to the uses.
- C. This project is economically compatible with the surrounding area because, among other reasons in the whole record, the uses will not interfere with the economic use of properties in the vicinity and are 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, zoning code, and is subject to the conditions imposed by the issuance of the 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. Fee information is available from Planning and Building Services. **The end of the appeal period is September 20, 2021 at 5:00 p.m.**

### **ADJOURN**

There being no further business, the meeting adjourns at 12:26 p.m. The next regularly scheduled Zoning Administrator meeting is set for October 13, 2021, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.

  
Heidi Wightman, Dept. Fiscal Officer II

  
Tracey Ferguson, AICP, Zoning Administrator

# SPRING VALLEY RANCH

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## Mitigation Monitoring Plan

### **(a) Introduction**

Public Resources Code section 21081.6 and section 15097 of the California Environmental Quality Act (CEQA) Guidelines require public agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of a mitigated negative declaration.

The following are the Mitigation Monitoring Plan (MMP) for the Spring Valley Ranch project. The intent of the MMP is to track and successfully implement the mitigation measures identified within the Initial Study/Mitigated Negative Declaration (IS/MND) for the Spring Valley Ranch project.

### **(b) Mitigation Measures**

The mitigation measures are taken from the Spring Valley Ranch IS/MND and are assigned the same number as in that document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

### **(c) MMP Components**

The components of the attached tables, which contain applicable mitigation measures, are addressed briefly, below.

**Impact:** This column summarizes the impact stated in the IS/MND prepared for the Spring Valley Ranch project.

**Mitigation Measure:** All mitigation measures identified in the IS/MND will be presented and numbered accordingly.

**Action(s):** For every mitigation measure, one or more actions are described. The actions delineate the means by which the mitigation measures will be implemented, and, in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

**Implementing Party:** This item identifies the entity that will undertake the required action.

**Timing:** Implementation of the action must occur prior to or during some part of project approval, project design or construction or on an ongoing basis. The timing for each measure is identified.

**Monitoring Party:** Plumas County is primarily responsible for ensuring that mitigation measures are successfully implemented. Within the County, a number of departments and divisions would have responsibility for monitoring some aspect of the overall project. Other agencies, such as the California Department of Fish and Wildlife (CDFW), may also be responsible for monitoring the implementation of mitigation measures. As a result, more than one monitoring party may be identified.

## MITIGATION MONITORING PLAN TABLE

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
<b>IV. Biological Resources</b>					
<p>Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<p><b>Mitigation Measure BIO-1: Pre-Construction and Transplantation and Monitoring Plan</b></p> <p>a) <i>A qualified biologist shall conduct a pre-construction survey in the appropriate season(s) for the special-status plant species identified as having a medium to high potential to occur within the construction disturbance area (see Attachment 1). Surveys will be conducted following the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFAW, 2018). If special-status plant species are found, then the project proponent shall inform the County and consult with the County and CDFAW regarding the treatment of special-status plant species encountered during pre-construction surveys, prior to the start of construction, to ensure that the project applicant complies with all applicable requirements and County direction.</i></p>	<p>Conduct pre-construction surveys</p> <p>Consult with County and CDFAW, if applicable</p>	<p>Project applicant or its contractors</p> <p>Project applicant or its contractors</p>	<p>Prior to construction</p> <p>Prior to construction</p>	<p>Plumas County</p> <p>Plumas County</p>
	<p><b>Mitigation Measure BIO-2a: Construction Outside of Nesting Season.</b></p> <p><i>Conduct vegetation-clearing operations, including initial grading and tree removal, outside of the nesting season that encompasses all birds (September 1 through February 14) to the extent practicable.</i></p>	<p>Schedule construction outside of nesting season</p>	<p>Project applicant or its contractors</p>	<p>Prior to construction</p>	<p>Plumas County</p>

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p><b>Mitigation Measure BIO-2b: Pre-Construction Surveys.</b></p> <p><i>Preconstruction roosting bat surveys shall be conducted within five (5) days prior to tree removal regardless of the time year. If bats are identified roosting within any trees proposed for removal, additional species protection measures (as described below) would be required. If construction does not commence within five days of the preconstruction survey, or halts for more than five days, an additional preconstruction survey is required.</i></p> <p><i>If vegetation removal is planned to occur during the bird nesting season (February 15 to August 31), a qualified biologist shall conduct a preconstruction survey for active nests in suitable nesting habitat within 500 feet of the construction area for nesting raptors and migratory birds. The preconstruction survey shall be implemented by the project proponent and shall be conducted within three (3) days prior to commencement of ground-disturbing activities. If the preconstruction survey shows that there is no evidence of active nests, then no additional measures are required. If active nests are located during the preconstruction surveys, additional species protection measures (as described below) would be required. If construction does not commence within five days of the preconstruction survey, or halts for more than five days, an additional preconstruction survey is required.</i></p> <p><i>If activities are expected to occur during the primary bird nesting season, approximately February 15 to August 31, protection measures would be necessary to avoid potential impacts to active bird nests. If pre-construction surveys establish that nesting birds are present, the implementation of species protection measures (required by BIO-2c) would minimize potential impacts to nesting activity.</i></p>	<p>Conduct pre-construction surveys</p> <p>Consult with County and CDFW</p>	<p>Project applicant or its contractors</p> <p>Project applicant or its contractors</p>	<p>Prior to construction</p> <p>Prior to construction</p>	<p>Plumas County, CDFW, and USFWS</p> <p>Plumas County, CDFW, and USFWS</p>

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p><b>Mitigation Measure BIO-2c: Species Protection Measures.</b></p> <p><i>If roosting bats are located within trees proposed for removal, a 20-foot avoidance buffer shall be established around the tree. The tree shall not be removed until the biologist has determined that the bat has vacated the tree.</i></p> <p><i>If active nests are found during the survey, the project proponent shall implement mitigation measures to ensure that the species will not be adversely affected, which will include establishing a no-work buffer zone around the active nest.</i></p> <p><i>Nest protection measures may include, without limitation:</i></p> <ul style="list-style-type: none"> <li>• <i>For trees with active nests, the project proponent shall conduct tree removal activities required for project construction outside of the migratory bird breeding season (February 15 through August 31) if feasible.</i></li> <li>• <i>The project proponent shall maintain a 500-foot buffer around each active raptor nest and a 250-foot buffer for around each active migratory bird nests. No construction activities shall be permitted within this buffer. This no-work buffer may be reduced depending on species and site-specific conditions as determined in consultation with CDFW (see below).</i></li> <li>• <i>Depending on conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. In this case (to be determined on a case-by-case basis), the nest(s) shall be monitored by a qualified biologist during construction within the buffer. If, in the professional opinion of the monitor, the project would impact the success of the nest, the biologist shall immediately inform the construction manager. The construction manager shall stop construction activities within the buffer until it is deemed by the monitor that the young have fledged from the nest or the nest is otherwise inactive.</i></li> </ul>	<p>Implement impact avoidance and minimization measures</p> <p>Consult with County and CDFW, if applicable</p>	<p>Project applicant or its contractors</p> <p>Project applicant or its contractors</p>	<p>Prior to construction</p> <p>Prior to construction</p>	<p>Plumas County</p> <p>Plumas County</p>

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
<b>V. Cultural Resources</b>					
<p><b>The project would cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5</b></p>	<p><b>Mitigation Measure CUL-1a: Conduct Cultural Resources and Tribal Cultural Resources Sensitivity and Awareness Training Program Prior to Ground-Disturbing Activities.</b></p> <p><i>The County shall require the applicant/contractor to provide a cultural resources and tribal cultural resources sensitivity and awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The WEAP will be developed in coordination with an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology. The WEAP shall be conducted before any project-related construction activities begin at the project area. The WEAP will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP will also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources, and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions.</i></p> <p><i>In areas of heightened sensitivity for containing archaeological materials, the project would provide for archaeological monitoring as appropriate during ground-disturbing activity, to identify and prevent significant impacts to any previously unidentified archaeological resources that may be unearthed during project construction.</i></p>	<p>Conduct cultural resources awareness training.</p>	<p>Project applicant or its contractors</p>	<p>Prior to ground disturbing activities.</p>	<p>Plumas County</p>

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p><b>Mitigation Measure CUL-1b: Conduct Archaeological Monitoring in Areas of Heightened Sensitivity for Archaeological Resources.</b></p> <p><i>Prior to ground-disturbing activity associated with the project, the applicant shall contract with an archeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology to conduct any monitoring as may be required during ground-disturbing construction activity in areas of heightened archaeological sensitivity. The archaeologist shall determine the need for and frequency of monitoring based on the cultural resources inventory and evaluation report prepared for the proposed project. The archaeologist shall prepare an archaeological monitoring plan that will include specific locations for monitoring, standards for archaeological monitors, preparation of appropriate fencing to protect known resources (if and as warranted), and protocol for preparation of monitoring logs and a final report.</i></p> <p><i>If archaeological materials are encountered, all soil disturbing activities within 100 feet in all directions of the find shall cease until the resource is evaluated. The applicant and the archaeological monitor shall immediately notify the County of the encountered archaeological resource. The monitor shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archaeological resource, present the findings of this assessment to the County.</i></p>	Monitor ground-disturbing activity in areas of heightened sensitivity for archaeological resources.	Qualified archaeologist retained by the project applicant	During all ground-disturbing activities in areas of high sensitivity for archaeological resources.	Plumas County

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p><b>Mitigation Measure CUL-1c: Treatment of Significant Archaeological Resources.</b></p> <p><i>If the County determines, based on recommendations from a qualified archaeologist, that a discovered cultural resource may qualify as a historical resource or unique archaeological resource (as defined in CEQA Guidelines Section 15064.5) or a tribal cultural resource (as defined in PRC Section 21080.3; see below for further discussion), the County shall determine whether treatment measures are necessary to avoid, minimize, or mitigate any potential impacts to the resource pursuant to PRC Section 21083.2, and CEQA Guidelines Section 15126.4. Treatment measures may include, without limitation, documentation of the resource, data recovery (according to PRC Section 21083.2), if deemed appropriate, or other actions such as treating the resource with culturally appropriate dignity and protecting the cultural character and integrity of the resource (according to PRC Section 21084.3).</i></p>	Implement treatment measures for archaeological resources discovered during project construction.	Plumas County, based on recommendations from qualified archaeologist.	In the event a discovered cultural resource may qualify as a historical resource or unique archaeological resource, based on recommendations from a qualified archaeologist.	Plumas County

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
<p><b>The project will any human remains, including those interred outside of dedicated cemeteries</b></p>	<p><b>Mitigation Measure CUL-2: Implement Procedures in the Event of the Inadvertent Discovery of Human Remains.</b></p> <p><i>If an inadvertent discovery of human remains is made at any time during project-related construction activities, the following performance standards shall be met prior to implementing or continuing actions such as construction, which may result in damage to or destruction of human remains. In accordance with the California Health and Safety Code (HSC), if human remains are encountered during ground disturbing activities, the applicant shall immediately halt potentially damaging excavation in the area of the remains and notify the Plumas County Coroner and a qualified archaeologist to determine the nature of the remains. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or State lands (HSC Section 7050.5[b]).</i></p> <p><i>If the human remains are of historic age and are determined to be not of Native American origin, the County will follow the provisions of the HSC Section 7000 (et seq.) regarding the disinterment and removal of non-Native American human remains.</i></p> <p><i>If the Coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (HSC Section 7050[c]). After the Coroner's findings have been made, the archaeologist and the NAHC-designated Most Likely Descendant (MLD), in consultation with the landowner, shall determine the ultimate treatment and disposition of the remains. The responsibilities of the County for acting upon notification of a discovery of Native American human remains are identified in PRC Section 5097.9 et seq.</i></p>	<p>Halt potentially damaging excavation in the area of the remains and notify the Plumas County Coroner and a qualified archaeologist to determine the nature of the remains.</p> <p>Coroner examination of human remains</p> <p>Disinter and remove non-Native American human remains.</p> <p>Consult with NAHC and most-likely descendant, to determine treatment and disposition of Native American remains.</p>	<p>Project applicant and its contractors</p> <p>Plumas County Coroner / Qualified Archeologist</p> <p>Plumas County</p> <p>Plumas County Project applicant</p>	<p>Immediately upon discovery of human remains during construction.</p> <p>Within 48 hours of notification of discovery</p> <p>Following coroner / archeologist evaluation</p> <p>Following coroner / archeologist evaluation</p>	<p>Plumas County / Plumas County Coroner / NAHC</p>

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
<b>XX. Wildfire</b>					
<p>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire</p>	<p><b>Mitigation Measure WIL-1: Prepare and Implement Fire Prevention Plan.</b></p> <p>In order to reduce the risk of fire onsite, prior to construction the applicant shall prepare a Fire Prevention Plan that includes the following provisions:</p> <ul style="list-style-type: none"> <li><i>The applicant shall use fire resistant vegetation in landscaping onsite.</i></li> <li><i>Maintenance of the site shall include maintenance of defensible space of structures onsite and the inspection of fire suppression equipment onsite such as sprinklers.</i></li> <li><i>The applicant shall coordinate with Cal Fire and the Beckwourth Fire Protection District to determine the appropriate amount of water and fire suppression equipment to be kept onsite for fire prevention purposes during project construction and operation.</i></li> <li><i>The applicant and/or its contractors shall have water tanks, water trucks, or portable water backpacks (where space or access for a water truck or water tank is limited) sited/available in the project site for fire protection.</i></li> <li><i>During construction of the project the applicant and/or its contractors shall implement ongoing fire patrols during construction hours and for 1 hour after the end of daily construction and hotwork.</i></li> <li><i>All construction crews and inspectors shall be provided with radio and cellular telephone access that is operational along the entire length of the approved route to allow communications with other vehicles and construction crews. All fires shall be reported immediately upon detection.</i></li> <li><i>All internal combustion engines, stationary and mobile, shall be equipped with spark arresters in good working order.</i></li> <li><i>Light trucks and cars with factory-installed mufflers shall be used only on roads where the roadway is cleared of vegetation.</i></li> </ul>	<p>Prepare and implement fire protection plan.</p>	<p>Project applicant or its contractors</p>	<p>Prior to construction</p>	<p>Plumas County Beckwourth Fire Protection District</p>

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<ul style="list-style-type: none"> <li>• <i>Equipment parking areas and small stationary engine sites shall be cleared of all extraneous flammable material.</i></li> <li>• <i>Prohibit smoking in wildland areas, with smoking limited to paved areas or areas cleared of all vegetation.</i></li> <li>• <i>All construction vehicles shall carry fire suppression equipment.</i></li> <li>• <i>The applicant shall ensure that all construction workers receive training on the proper use of fire-fighting equipment and procedures to be followed in the event of a fire.</i></li> <li>• <i>As construction may occur simultaneously at several locations, each construction site shall be equipped with fire extinguishers and fire-fighting equipment sufficient to extinguish small fires.</i></li> <li>• <i>The applicant shall instruct construction personnel to park vehicles within roads, road shoulders, graveled areas, and/or cleared areas (i.e., away from dry vegetation) wherever such surfaces are present at the construction site.</i></li> <li>• <i>The applicant and its contractor shall cease work during Red Flag Warning events in areas where vegetation would be susceptible to accidental ignition by project activities (such as welding or use of equipment that could create a spark).</i></li> <li>• <i>The applicant shall coordinate the finalization of road improvements with Cal Fire and other emergency responders to ensure that sufficient ingress and egress exists onsite.</i></li> </ul>				

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
<p>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</p>	<p><i>Implement Mitigation Measure WIL-1.</i></p>	<p>Prepare and implement fire protection plan.</p>	<p>Project applicant or its contractors</p>	<p>Prior to construction</p>	<p>Plumas County Beckwourth Fire Protection District</p>