



Project site (Assessor's Parcel Number 133-130-115) showing existing commercial building



Entry monument on corner of Whitehawk Drive and SR 89 –commercial building at left



Entry monument with tree buffer between project site and SR 89 (Scenic Road corridor)



Typical view of site



View from site across Whitehawk Drive to the south



View from lower site across Whitehawk Drive towards Hawkridge

Exhibit 2

Email from Northern Sierra Air Quality Management District,

September 15, 2016

Herrin, Becky

From: Sam Longmire <nsaqmd.sam@gmail.com>
Sent: Thursday, September 15, 2016 4:19 PM
To: Herrin, Becky
Cc: Gretchen Bennett
Subject: 150 Whitehawk Dr., Clio -- Mohawk Valley ranch zoning change
Attachments: Dust Control Conditions - Standard.doc

Dear Ms. Herrin,

The Northern Sierra Air Quality Management District (NSAQMD) has reviewed the Preliminary Review and Consultation for a General Plan Amendment and Zoning Change for 150 Whitehawk Drive, Mohawk Valley Ranch in Clio (APN 133-130-115).

It appears from the planning document that the specific land use for this parcel has not been determined. If any source of air pollution is anticipated, such as a spray booth, generator, etc., the NSAQMD should be consulted regarding the potential need for an air pollution permit. Also, if any odor or dust source (such as a composting or manure/landscaping supply sales facility) is anticipated, the NSAQMD should be contacted for possible specific operating conditions.

For any disturbance exceeding one acre, a Dust Control Plan must be submitted to and approved by the NSAQMD in advance. For convenience, attached is a standard Dust Control Plan template which may be modified to fit the project.

Please contact me with any questions.

Sincerely,
Sam Longmire, APSC

--
Samuel F. Longmire, MSES
Air Pollution Control Specialist III
Northern Sierra Air Quality Management District
PO Box 2509
200 Litton Drive, Suite 320
Grass Valley, CA 95945
Phone: (530) 274-9360 x106

DISTRICT HEADQUARTERS

200 Litton Drive, Suite 320
P.O. Box 2509
Grass Valley, CA 95945
(530) 274-9360 / FAX: (530) 274-7546
Email: office@myairdistrict.com Web Site: www.myairdistrict.com

NORTHERN FIELD OFFICE

257 E. Sierra, Unit E
P.O. Box 2227, Portola, CA 96122
(530) 832-0102 / FAX: (530) 832-0101
Email: julie@myairdistrict.com

Preparation of a Dust Control Plan Pursuant to District Rule 226

District Rule 226 states, "A dust control plan must be submitted to and approved by the Air Pollution Control Officer before topsoil is disturbed on any project where more than one (1) acre of natural surface area is to be altered or where the natural ground cover is removed." This applies to any clearing or grading. For smaller projects, "reasonable precautions" (such as watering as necessary) must be taken to prevent dust emissions.

Typically, the Dust Control Plan requirement is fulfilled by clearly phrased and enforceable conditions included on the project grading plans, preferably under its own heading. Following is a set of standard minimum Dust Control measures recommended for inclusion in the Plan. If a project is in an area mapped as having ultramafic rock or serpentine, or if these rock types are discovered on site, the statewide Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (Section 93105 of Title 17 of the California Code of Regulations) applies, and specifies more stringent conditions than those listed below. Also, for large projects or in special circumstances (such as near schools or other sensitive receptors), additional measures (e.g. limits on active disturbance area or grading hours) may be required.

Standard Dust Control Plan Conditions

1. Person responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner:

(Name)

(Phone Number)

2. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and/or causing a public nuisance. Watering during summer months should occur at least twice daily, with complete coverage of disturbed areas.
3. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary to minimize dust emissions.
4. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.
5. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
6. All inactive portions of the development site shall be covered, seeded, or watered or otherwise stabilized until a suitable cover is established.
7. All material transported off-site shall be either sufficiently watered or securely covered to prevent it being entrained in the air, and there must be a minimum of six (6) inches of freeboard in the bed of the transport vehicle.
8. Paved streets adjacent to the project shall be swept or washed at the end of each day, or more frequently if necessary, to remove excessive accumulations or visibly raised areas of soil which may have resulted from activities at the project site.
9. Prior to final occupancy, the applicant shall re-establish ground cover on the site through seeding and watering.

Revised 7-8-15

Exhibit 3
Sensitive Species and Resources Survey Site Investigation
Pivot Environmental

MEMORANDUM

TO: Ms. Marcia White,
Mohawk Valley Ranch Inc.

RECEIVED

FROM: Mr. Jon Silva, Wildlife Biologist
Ms. Heather Silva, Botanist

NOV - 9 2016

DATE: September 26, 2016

PC Planning+Building

SUBJECT: Results for the Site Investigation Parcel 115; Plumas County, California

INTRODUCTION

Pivot Environmental (PE) completed a sensitive species and resources survey for the Mohawk Valley Ranch Inc. (MVR) Parcel 115 (Project). The Project is located on private lands managed by MVR. The Project is in Section 32 Township 22 North, Range 13 East, Mount Diablo Base and Meridian. The survey area included a previously disturbed area, approximately 600 ft. of restored road from a highway realignment project for a total of 8.9 acres. Plumas County General Plan Update (ESA 2013) designate this parcel and surrounding parcels as "Suburban/Residential". This memorandum summarizes the methodology and results of the surveys which were conducted between July 8 and September 10, 2016.

The purpose of this survey was to support the Negative Declaration for the protection of sensitive species and habitats as required by the Plumas County General Plan Update (ESA 2013). The resource level survey was conducted by Mr. Jon Silva, Mr. Mark Reiner and Ms. Heather Silva, PE's wildlife biologists and botanist, and included surveys for flora and fauna and sensitive habitats. MVR provided the location of proposed development site to PE which identified areas of proposed surface disturbance within the survey area.

The Project can be accessed from Graeagle, California, by traveling approximately 8 miles East on Highway 89, then turning south onto Whitehawk Dr. that accesses the east side of the Project Area. Figure 1 shows the Project location, access, and land status (Attachment A).

METHODOLOGY

For this Project, PE implemented a 150-foot buffer for a pedestrian survey utilizing binocular and spotting scope for the survey of flora, fauna and sensitive habitats around areas of proposed disturbance (Figure 2, Attachment A). The buffer size was determined by identifying the proposed activities and potential species occurrence.

The survey methodology consisted of the following: listened for avian calls to identify the presence of species within the Survey Area; used Cabela's Instinct Euro HD 10x42 binoculars and Zeiss 85mm spotting scope to scan for the presence of avian breeding behavior which is the primary technique used to locate potential nesting locations; and walked meandering strip transects to locate nests, wildlife sign, botanical species and habitat type not previously identified during the scanning survey (BLM 2013, CDFG 2009). If any sensitive species or habitat was observed it was photo documented and location was GPS'd.

RESULTS

The survey conditions were noted at the beginning and the end of the survey day and are described in Table 1 below. Survey area is shown on Figure 2 (Attachment A) and Photos of survey area are shown in Attachment B.

Table 1: Survey Conditions

Date	Time		Temperature (Degrees Fahrenheit)		Wind Speed (Miles Per Hour)		Sky	
	Start	Finish	Start	Finish	Start	Finish	Start	Finish
8/08/2016	1100	1300	70	78	2-5	2-5	Clear	Clear
8/28/2016	0630	0730	55	65	0-2	0-2	Clear	Clear
9/10/2016	1500	1600	72	74	0-5	0-5	Clear	Clear

Bird species observed within the survey area during the survey event included the following: pygmy nuthatch (*Sitta pygmaea*); common raven (*Corvus corax*); and turkey vulture (*Cathartes aura*). Pygmy nuthatch was observed foraging in the survey area. Common raven was observed flying over the survey area. Turkey vulture was observed soaring above access road between the highway and the project area. No nests were located for any avian species and no further evidence of breeding behavior was observed within the survey area.

Mammals species observed during the survey effort was only a western grey squirrel (*Sciurus griseus*). However, there were coyote (*Canis latrans*), raccoon (*Procyon lotor*), and deer (*Odocoileus hemionus*) scat prevalent within the survey area.

Botanical species were common sierra species associated with the Jeffery Pine Series (Sawyer et al. 2009, Badwin et al. 2012) see Table 2 below. Ornamentals/cultivars were observed around office building but were not documented or will be discussed further.

Table 2: Botanical Survey Observations

Latin Name	Common Name
<i>Abies concolor</i>	White fir
<i>Achilles millefolium</i>	Common Yarrow
<i>Alnus rhombifolia</i>	White alder
<i>Balsamorhiza sagittata</i>	Arrowleaf balsam root
<i>Calocedrus decurrens</i>	Incense-cedar
<i>Ericameria nauseosa</i>	Chamisa /Rabbitbrush
<i>Cirsium occidentale</i>	Snowy thistle
<i>Elymus elymoides</i>	Squirrel tail
<i>Festuca idahoensis</i>	Idaho fescue
<i>Juncus balticus</i>	Baltic rush
<i>Lupinus albifrons</i>	Lupine
<i>Pinus jeffreyi</i>	Jeffrey pine
<i>Plantago lanceolata</i>	Plantain
<i>Poa secunda</i>	One-sided bluegrass
<i>Pseudotsuga menziesii</i>	Douglas fir
<i>Rumex acetosella</i>	Sheep's sorrel
<i>Salix lasiolepis</i>	Arroyo Willow
<i>Stipa nelsonii</i>	Columbia needlegrass
<i>Trifolium repens</i>	White clover
<i>Verbascum thapsus</i>	Common Mullein
<i>Wyethia mollis</i>	Mule's ears

Ephemeral drainage was located that bisect the parcel Fig.2 (Attachment A). Currently, the drainage is dry but does host a few scattered and isolated facultative wetland species (FACW). No standing water or obligate wetland species (OBL) were observed in the drainage. Most of the drainage is vegetated with upland common grasses and forbes. Within the drainage, one

location was observed with a small gravel bed, see photos 1 thru 8 (Attachment B)

Survey effort did not observe or detect sign of any flora or fauna considered sensitive or listed/proposed by the state or federal agencies (CNPS 2016, CDFW 2016).

CONCLUSION

No signs of breeding or nesting activity were observed within areas of proposed disturbance or the corresponding survey buffer. There was no observance of any special status botanical species. This report recommends to avoid the ephemeral drainage and provide the proper BMP's during any proposed construction activity as required in the Plumas County General Plan Update (ESA 2013).

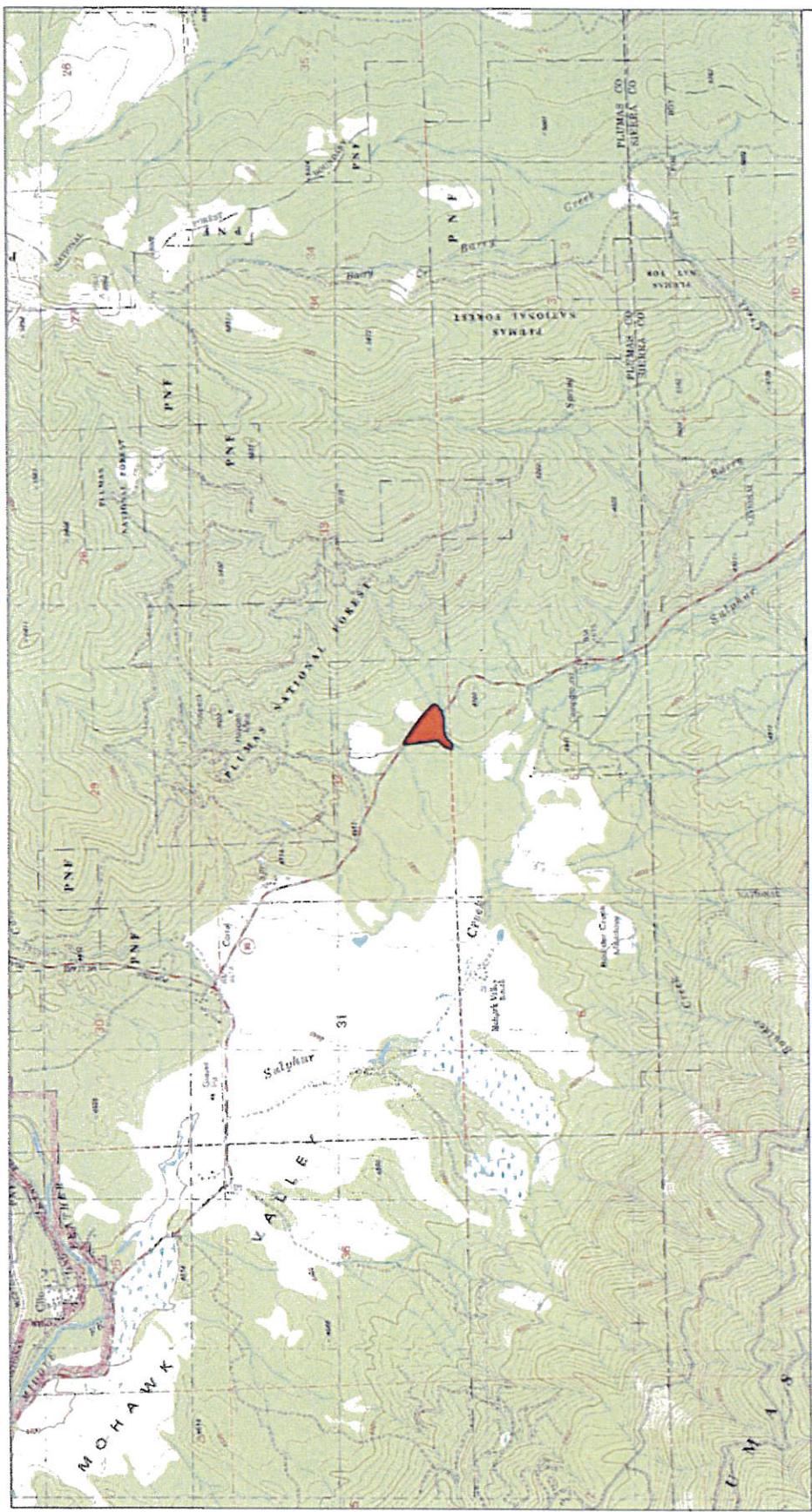
Please do not hesitate to contact Pivot Environmental at (775) 842-3006 for questions or additional information regarding this survey.

REFERENCES

- Baldwin, B.G., D. H. Goldman, D. J. Keil, R. Patterson, T. J. Rosatti and D. H. Wilken, editors. 2012. *The Jepson manual: vascular plants of California*, second edition. University of California Press, Berkeley.
- BLM. 2014. State Wildlife Survey Protocols BLM Nevada. Draft May, 2014.
- CDFG. 2009. Protocols for surveying and evaluating impacts to special-status plant population and natural communities. California Natural Resources Agency, Sacramento, California.
- CDFW. 2016. State & Federally Listed Endangered & Threatened Animals of California. California Natural Resources Agency, Sacramento, California.
- CNPS, Rare Plant Program. 2016. Inventory of Rare and Endangered Plants (online edition, v8-02). California Native Plant Society, Sacramento, CA. Website <http://www.rareplants.cnps.org> [accessed 10 September 2016].
- ESA. 2013. 2035 Plumas County General Plan Update Final Environmental Impact Report. Prepared for Plumas County California, July 2013.
- Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. *A manual of California vegetation*. Second edition. California Native Plant Society Press, Sacramento, California.

ATTACHMENT A

FIGURES



Legend
 Project Location

1000 0 1000 2000 3000 4000 ft
 1:24,000
 N

ISSUED DATE: 9/11/2016

Figure 1
 Mohawk Valley Ranch, Inc.
 Parcel 115





Figure 2
Mohawk Valley Ranch, Inc.
Parcel 115

ATTACHMENT B

PHOTOS



Photo Point 001. Parking lot looking North.



Photo Point 002. East side of lot at the road looking West into drainage.



Photo Point 003. Gravel substrate at confluence of both drainage.



Photo Point 004. Confluence looking north.



Photo Point 005. Looking north to eastern culvert on Highway 89.



Photo Point 006. Looking north to western culvert on Highway 89.



Photo Point 007. Parking lot and building looking East.



Photo Point 008. Looking North from southern boundary.

Exhibit 4
Email from Jon Silva, Lead Biologist,
Pivot Environmental

Herrin, Becky

From: Jon Silva <jonsilva99@yahoo.com>
Sent: Friday, November 11, 2016 11:47 AM
To: Herrin, Becky
Subject: Re: Mohawk Valley Ranch Site Investigation

Becky, the standard for California is 50 feet for construction activity that could cause an impact (refueling, outhouse placement, chemical storage, equipment parking). As for building a structure ~100 feet to allow a corridor for wildlife movement (equivalent to the western side of the drainage) and for esthetics. Also always install and maintain BMPs until any disturbance to the surface soil/vegetation is stabilized.

*Jon Silva - PM/Lead Biologist
Pivot Environmental
Reno NV
775.842.3006*

From: "Herrin, Becky" <BeckyHerrin@countyofplumas.com>
To: Jon Silva <jonsilva99@yahoo.com>; "mdub@digitalpath.net" <mdub@digitalpath.net>
Sent: Wednesday, November 9, 2016 1:40 PM
Subject: RE: Mohawk Valley Ranch Site Investigation

Do you have any suggestions about an appropriate setback from the drainage areas? Thanks.

From: Jon Silva [mailto:jonsilva99@yahoo.com]
Sent: Tuesday, November 08, 2016 5:18 PM
To: Herrin, Becky <BeckyHerrin@countyofplumas.com>; mdub@digitalpath.net
Subject: Mohawk Valley Ranch Site Investigation

Becky,
please see the attached Site Investigation of the Mohawk Valley Ranch.

Please give me a call or email if you have any questions.

*Jon Silva - PM/Lead Biologist
Pivot Environmental
Reno NV
775.842.3006*

Exhibit 5

**Eastern Plumas Convenience Commercial
Site Photos**



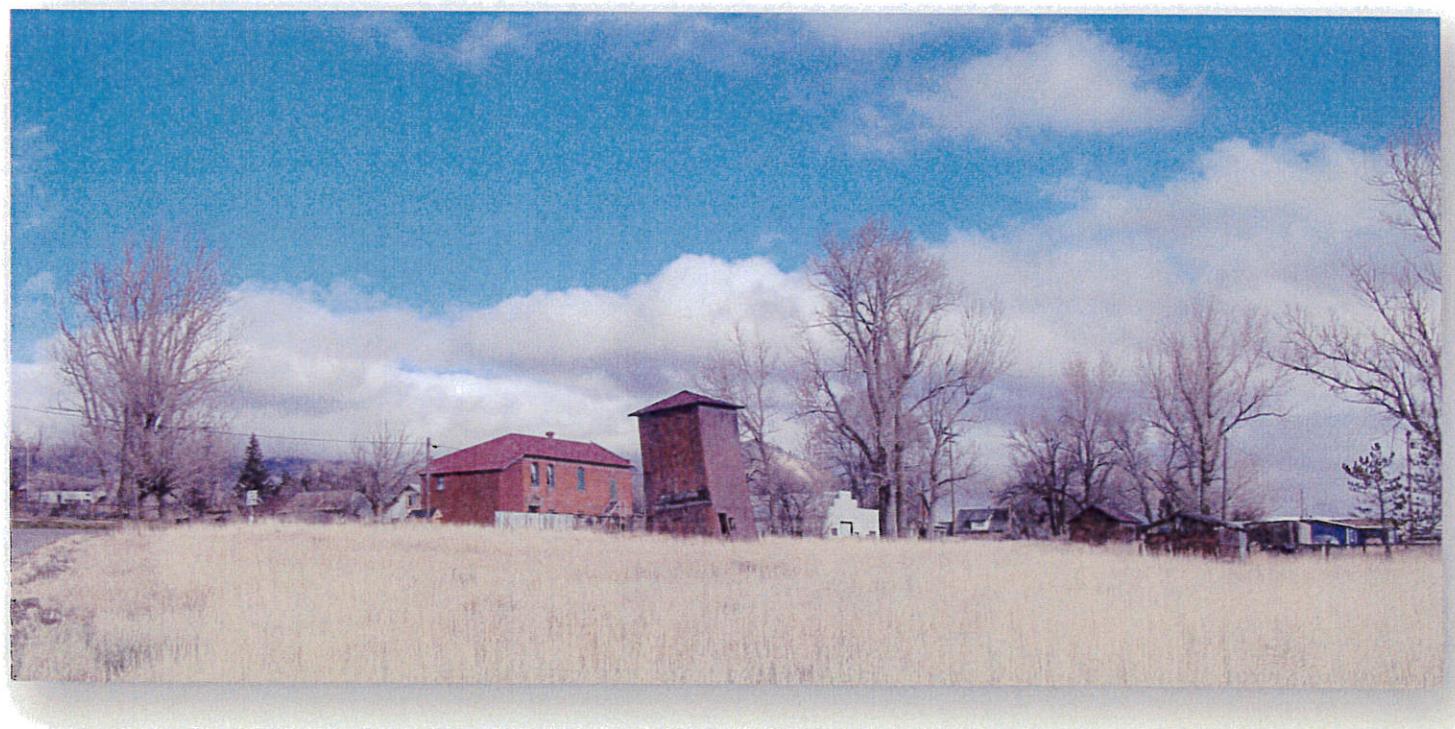
**Graeagle Land and Water site on corner of SR 89 and Gold Lake Highway
Zoned Convenience Commercial (C-3) in 1989**



**Corner of Poplar Valley Road and Graeagle-Johnsville Road
Convenience Commercial through Planned Development Permit with Eureka Springs subdivision**



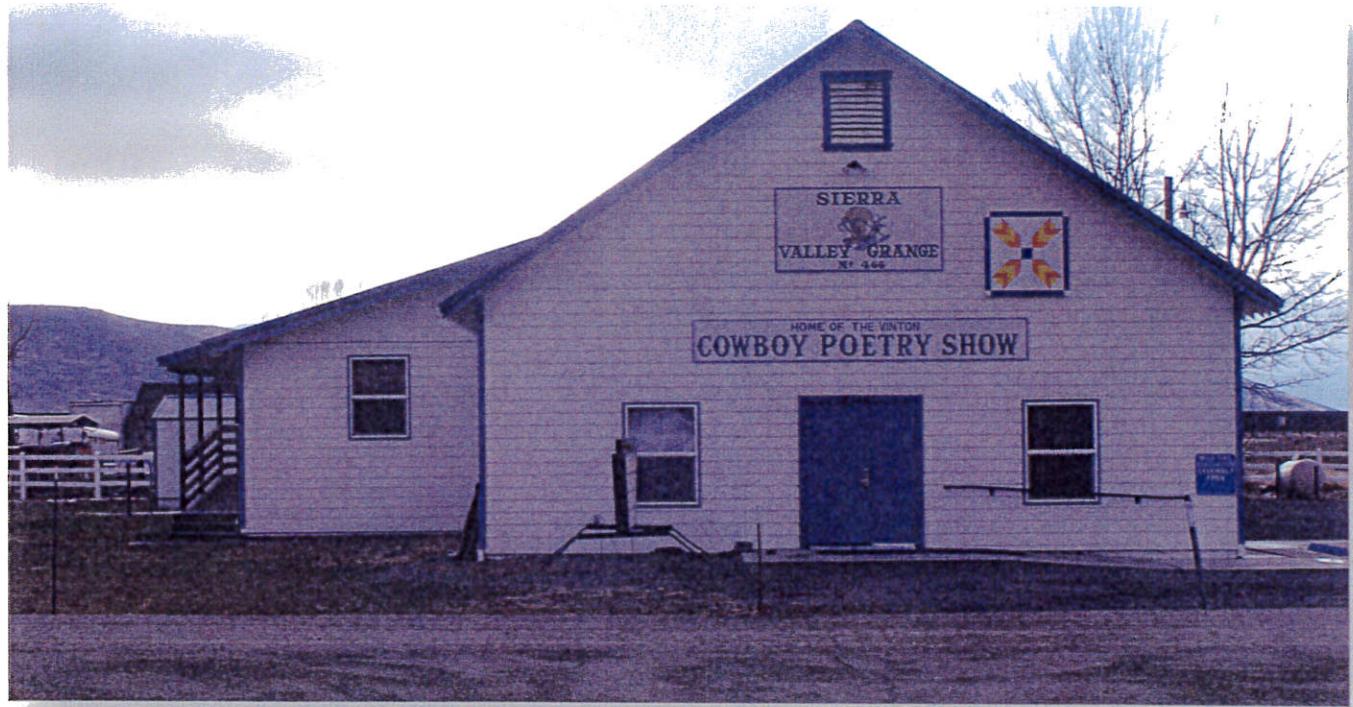
Parcel on Poplar Valley Road designated Convenience Commercial through Planned Development Permit in 1995 with Eureka Springs subdivision



Vacant property on corner of New Street and SR 70/89 in Beckwourth designated Convenience Commercial in 1985



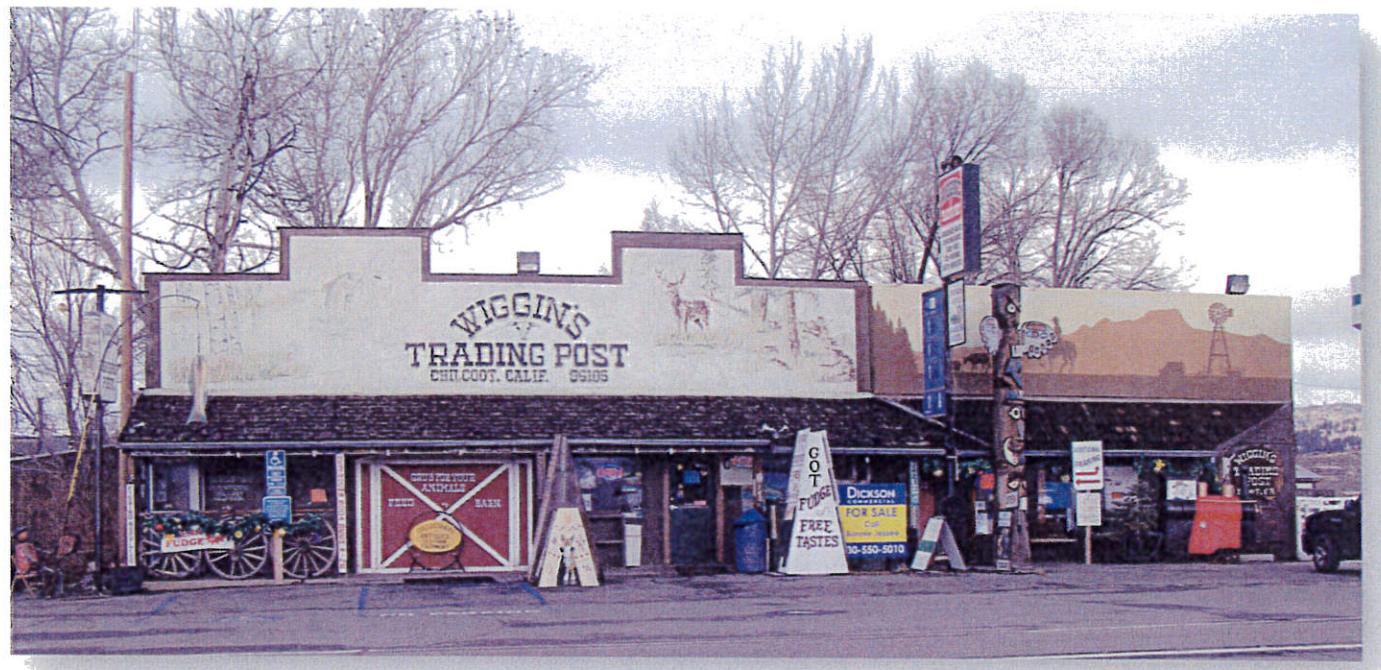
Vacant property on corner of Grizzly Road and SR 70/89 designated Convenience Commercial in 1985



Sierra Valley Grange – Convenience Commercial



Beckwourth Tavern – Convenience Commercial



Wiggins Trading Post in Chilcoot – Convenience Commercial

Exhibit 6
Graeagle Fire Protection District
Received September 13, 2016

GRAEAGLE FIRE PROTECTION DISTRICT

P.O. Box 64
7620 Highway 89
Graeagle, CA 96103
Office 530-836-1340
Fax 530-836-2645

admin@graeaglefire.org

RECEIVED
SEP 13 2016
PC Planning + Building



RECEIVED

September 8, 2016

SEP 13 2016

PC Planning + Building

Plumas County Planning Department
Attn: Rebecca Herrin, Senior Planner
555 Main Street
Quincy, CA 95971

Re: Mohawk Valley Ranch Inc. General Plan Amendment and Zone Change August 12, 2016

Dear Ms. Herrin,

Although the Graeagle Fire District (GFD) has no problem with Whitehawk's plans, we take this opportunity to remind Whitehawk, Norm Brown and the Planning Department that we have an unfulfilled commitment.

The commitment referred to is for an approximate one acre parcel for a fire station to serve Whitehawk and Mohawk Valley. This commitment was verbally passed from Whitehawk to Norm Brown with the sale of the property east of highway 89 (to Norm Brown).

Norm Brown initially accepted this arrangement and talked to us about a one acre parcel across from the entry to Whitehawk Ranch. This was before his plan was approved.

After his plan was approved he changed his offer and talked about lot #36 or 37 at the south end of the property on highway 89. This lot was unacceptable for a fire station because of the terrain and visibility issues. This discussion ended when Mr. Brown put his development on hold due to the recession.

In the meantime, Graeagle Fire District purchased property on the west side of highway 89 and built Station #2. In doing this, we feel we met our commitment to the citizens of Whitehawk Ranch and the Mohawk Valley.

At this point the Graeagle Fire District is asking for cash or property which can be sold to reimburse the district for the lots that were purchased to build Station #2. In that sense, lot #36 or 37 would probably be satisfactory if they are approved as residential property.

If this needs further explanation please contact the Graeagle Fire Protection District at (530) 836-1340.


John Sciborski, Chairman GFPD

Cc: Marcia White, Mohawk Valley Ranch, Inc.
Norm Brown, N.C. Brown Development Inc.

Exhibit 7

Plumas County Public Works Department

Received September 7, 2016

PLUMAS COUNTY PUBLIC WORKS DEPARTMENT

1834 East Main Street, Quincy CA 95971 – Phone (530) 283-6268 Facsimile (530) 283-6323
Robert A. Perreault Jr., Director Joe Blackwell, Deputy Director



Memorandum

Date: September 7, 2016

To: Becky Herrin, Senior Planner

From: Bob Perreault, Public Works Director

Re: Response to Preliminary Review & Consultation memo for Mohawk Valley Ranch, Inc. – General Plan Amendment and Zone Change

The Department of Public Works has no objection to the proposed General Plan Amendment and associated Zone Change provided the application of the Limited Combining Zone specifically identifies the potential for significant adverse effects associated with traffic, circulation, and drainage impacts.

The Department of Public Works will utilize the Site Development Review process, associated with Limited Combining Zone, to review specific development proposal(s) and provide recommendations to reduce the adverse impacts associated with traffic, circulation and drainage impacts.


Robert A. Perreault, Director
Department of Public Works

Cc: Randy Wilson, Planning

Exhibit 8

Plumas County Engineering Department

September 9, 2016



PLUMAS COUNTY PLANNING & BUILDING SERVICES

555 Main Street, Quincy, CA 95971
(530) 283-7011

www.countyofplumas.com

12 August 2016

TO: Engineering Department

FROM: Rebecca Herrin
Senior Planner

RE: Preliminary Review & Consultation
General Plan Amendment and Zone
Change
Mohawk Valley Ranch, Inc.
(Marcia White)
GPA 9-15/16-01

We have received a revised application for a General Plan Amendment and Zone Change from Suburban Residential (S-1 zoning), Secondary Suburban Residential (S-3 zoning), Special Plan Scenic Road (SP-ScR) to Commercial (C-3 zoning), Special Plan Scenic Road (SP-ScR), Limited Combining Zone (LTD). The applicant is Marcia White, for Mohawk Valley Ranch, Inc. This project is located at 150 Whitehawk Drive, Clio, CA; Assessor's Parcel Number 133-130-115; Township 21 and 22 North, Range 13 East, Sections 5, 32, MDM.

Enclosed is information on this project. I am reviewing this project to determine if the application is complete and to determine if the project may have a significant effect on the environment. **If you need more information, let me know. Please be as specific as you can, as that will assist me in obtaining information you might need.**

If you have no comment on this project, I would appreciate being told. Return of this memo with a "no comment" written on it will be fine. Please respond by **September 16, 2016**, whether or not you have a comment. If you intend to respond but can't do so by **September 16, 2016**, please call me at (530) 283-6213.

Thank you for your assistance.

No Comment

KES

Sept 9 2016

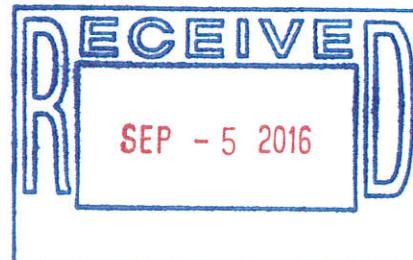


Exhibit 9

California Department of Transportation (CALTRANS)

September 1, 2016

Herrin, Becky

From: Gonzalez, Marcelino@DOT <marcelino.gonzalez@dot.ca.gov>
Sent: Thursday, September 01, 2016 1:28 PM
To: Herrin, Becky
Subject: FW: Plu-89-1.0 Whitehawk GPA

The existing highway traffic controls (turn lanes) should continue to be adequate to serve the Whitehawk development if the commercial uses are accessed from Whitehawk Drive.

If you prefer a letter response, let me know.

Marcelino "Marci" Gonzalez
Local Development Review
& Regional Transportation Planner
(530)225-3369

Exhibit 10

Whitehawk Ranch Mutual Water Company

September 13, 2016

Herrin, Becky

From: Stephen Ursenbach <sgursenbach@att.net>
Sent: Tuesday, September 13, 2016 9:28 AM
To: Herrin, Becky
Cc: John Cavin; Ken Hyatt; Cherie McCammon; Earl Zeigler; Tom Vannoy
Subject: WHR General Plan Change-Zone Change
Attachments: General Plan-Zone Change-Commercial Corner Sept 2016.pdf

Good Morning Becky,

Referencing your attached communication regarding the Zone Change for the Commercial Corner I wish to report the following.

At yesterday's MWC monthly board meeting we reviewed the matter and concluded we have "no objection" of this anticipated action given it is consistent with the community's founding documents and the board's prevailing expectations.

Hopefully, the resolution of this topic will lead to actual development of the commercial corner and ultimately services revenue for our private water company.

Please let me know if we maybe of any assistance.

Best regards,

Steve Ursenbach
Board President
WHR MWC

Exhibit 11

Plumas County Environmental Health

September 12, 2016



Plumas County Environmental Health

270 County Hospital Road, Ste. 127, Quincy CA 95971

Phone: (530) 283-6355 ~ Fax: (530) 283-6241

DATE: September 8, 2016

RECEIVED

SEP 1 2016

PC Planning + Building

TO: Rebecca Herrin
Senior Planner

FROM: Deborah Anderson *dagw*

RE: Preliminary Review and Consultation
General Plan Amendment and Zone Change
Mohawk Valley Ranch, Inc.
(Marcia White)
GPA 9-15/16-01

After reviewing the application for a general plan amendment and zone change at the above property, Environmental Health approves this request.

If you have any questions or need any additional information, please do not hesitate to call.

Thank you.

Exhibit 12

Plumas Sierra Rural Electric Cooperative

Received August 22, 2016



PLUMAS COUNTY PLANNING & BUILDING SERVICES

555 Main Street, Quincy, CA 95971
(530) 283-7011

www.countyofplumas.com

12 August 2016

RECEIVED

AUG 27

PC Planning + Building

TO: Plumas Sierra Rural Electric Cooperative

FROM: Rebecca Herrin
Senior Planner

RE: Preliminary Review & Consultation
General Plan Amendment and Zone
Change
Mohawk Valley Ranch, Inc.
(Marcia White)
GPA 9-15/16-01

We have received a revised application for a General Plan Amendment and Zone Change from Suburban Residential (S-1 zoning), Secondary Suburban Residential (S-3 zoning), Special Plan Scenic Road (SP-ScR) to Commercial (C-3 zoning), Special Plan Scenic Road (SP-ScR), Limited Combining Zone (LTD). The applicant is Marcia White, for Mohawk Valley Ranch, Inc. This project is located at 150 Whitehawk Drive, Clio, CA; Assessor's Parcel Number 133-130-115; Township 21 and 22 North, Range 13 East, Sections 5, 32, MDM.

Enclosed is information on this project. I am reviewing this project to determine if the application is complete and to determine if the project may have a significant effect on the environment. **If you need more information, let me know. Please be as specific as you can, as that will assist me in obtaining information you might need.**

Please note that a biological/botanical survey will be prepared as part of the environmental review document.

If you have no comment on this project, I would appreciate being told. Return of this memo with a "no comment" written on it will be fine. Please respond by **September 16, 2016**, whether or not you have a comment. If you intend to respond but can't do so by **September 16, 2016**, please call me at (530) 283-6213.

Thank you for your assistance.

*NO Comment PSREC
Jana Haskin*