



Planning Commission Staff Report

July 16, 2015

PC EXHIBIT 1

Project: Sierra Valley Lodge SUP
PD File No. 1619
Staff Rec. No.: 1156
Request: Special Use Permit
Location: 103 - 111 Main Street, Calpine CA
APN: 012-122-001, 012-121-002
Planners: Sara Smith & Brandon Pangman

Property Owner

SVP, LLC
 11 Duboce Ave.
 San Francisco, CA 94103

Applicant

Jason Perkins

1. Staff Recommendation

Staff recommends that the Planning Commission *deny* the application for a Special Use Permit.

2. Project Description

The Applicant is requesting a:

- *Special Use Permit* (SCC §15.28 et seq., §20.14 et seq.)

The subject property is an existing restaurant, bar and lodge motel—the “Sierra Valley Lodge”—located adjacent to the community park on Main Street in Calpine (*cf.*, maps in Exhibits 2 – 4). The Lodge has changed ownership several times in recent years, and has been closed for some time. The current owner, SVP, LLC (aka, “Parish Entertainment Group”), purchased the property in December 2014 and has done renovation work and re-opened the historic lodge, advertising live music and special events throughout the Summer season, which has already drawn significant interest and proved quite popular (see newspaper article, Exhibit 9).

The applicant requests a Special Use Permit (SUP) to allow ‘uses not confined to the enclosed area of the building,’ including: ‘community events and concerts, RV parking and camping’—pursuant to the ‘conditional uses’ in the underlying Community Commercial (CC) District zoning ordinance (ref. Sierra County Code §15.12.130[d]). The SUP application and supporting documents and project description are provided in Exhibits 4 – 7.

Due to inconsistencies in the application materials and subsequent correspondence, it was difficult for staff to “nail down” and properly analyze the proposed uses and project description; however, based on the analysis and findings below, staff has concluded that a regular (or even seasonal) outdoor concert venue and especially camping (whether in RVs or tents) is simply not a compatible land use this zoning district *generally*, and within the context of this location and community *specifically*. Therefore, staff is recommending denial of the application, and has encouraged the owner to pursue overflow guest accommodations elsewhere with less potential for land use conflicts and “nuisance” complaints.

Planning staff makes no recommendation on the ‘music’ issue—it is clearly a ‘permitted use’ if limited to indoors; but the Zoning Code is unclear with respect to *outdoor* music that may reasonably be interpreted to be a permissible ‘accessory use’ (SCC §15.12.130[c]) that is customarily appurtenant to a ‘permitted use’ (which includes among other things: ‘...restaurants, cocktail lounges, theatres, and similar enterprises...’ (SCC §15.12.130[b])). Occasional outdoor music for the enjoyment of restaurant patrons has not been something that tends to generate complaints and is usually ignored from a code enforcement standpoint; but the applicant has been warned by the Planning Director that if the lodge allows outdoor music and associated activities to rise to the level of an ‘outdoor festival’ (which is regulated separately under SCC §6.08 et seq.) and/or a ‘special event’ encroaching onto County parks and streets (without a proper permit), the property owner runs the risk of citation and enforcement action.

In summary: Music aside, staff recommends denial of the SUP principally on the basis that outdoor camping and associated activities, in our opinion and on the basis of findings and evidence presented below, is not an appropriate land use *in this particular location*.

3. Background & Analysis

3.1 Project Background

- The project site is located at 103 – 11 Main Street in the center of the unincorporated community of Calpine. Comprising two separate APNs, the 1.48± acre private property is actually made up of ten (10) separate legal lots (cf, Exhibit 4). Besides the main lodge building, there is a detached building with motel rooms; a detached deck for outdoor dining; and a small “smoke house” structure (which is apparently located partially off the property and encroaching into “Plaza Drive” which is a county right-of-way—a dirt alleyway, essentially, which is occasionally used for pedestrian access to the adjacent public tennis court and park.
- The original SUP application, received on April 6, 2015, was incomplete. It lacked *any* scope or detailed description of the project, stating: “ *We are proposing to allow camping for overnight use, on our property, on a once a month basis for the months of April through September.*” An ‘incomplete application’ letter went out on April 8, 2015 and the applicant responded by email on April 29, 2015, with an attempt to clarify the project. He indicated that the proposed RV parking would be limited to 4 spaces, and the camping would be limited to 8 spaces, for 5-7 ‘events’ throughout summer months. He did not describe the scope of outdoor events in this email.
- Before we received the revised application, Sierra Valley Lodge celebrated its grand opening the weekend of May 2, 2015, which included outdoor activities that clearly were not permitted without a SUP. In addition, what actually occurred during that weekend did not in the least resemble the proposed limited outdoor uses described by the applicant:

according to the applicant himself (as represented in a local newspaper article, Exhibit 9), as well as eye witness accounts by the Sheriff's office, neighbors, and the Planning Director himself, over 1,000 people attended the 3-day concert event, which included outdoor bands, more than 30 camp sites and RVs spots, and off-site overflow parking all along Main Street and out along the shoulders of Highway 89. According to reports, the camping did not appear to include any organization and overflowed into the community park. Neighborhood complaints were received by the Planning Department. Although the event seems, by most accounts, to have been popular and was well received by most people, the applicant was admonished by the Planning Director not to engage in or encourage such outdoor activities unless and until a SUP was first approved by the County.

- The Planning Director met with an owner's representative (Michael O'Connor) in May and reminded them that the County could not proceed with processing the SUP until a complete application was received with project description details and a site plan clearly demonstrating the proposed outdoor uses.
- A revised SUP application and associated documents were received on May 21, 2015—now indicating that they were proposing community events and concerts “on weekends 1 – 2 times per month between May and September, from 12 - 6pm”; and “10 RV/Car camper sites with no water or sewage hookups” and “20 campsites to be used for 24-48 hours only on weekends” (ref. Exhibits 5-6). They clarified that they were “asking for a maximum of one camping/RV weekend a month and one live performance weekend a month” [for the summer season].
- Despite the minimal project description details provided, the Planning Department deemed the application ‘complete’ and routed the application to commenting agencies beginning June 3, 2015 (allowing 3 weeks for review and comment; see Exhibit 12).
- Despite written assurances that they would not continue to disregard County ordinances and community concerns, Sierra Valley Lodge again held another outdoor concert event the weekend of June 13-14, 2015. This event also generated reports of having scattered, unorganized camping (see Sheriff's office photos, Exhibit 10), well over the proposed limit, with RV's, tents and cars located outside proposed designated areas, off the property and utilizing the adjacent community park. More complaints were received by the Planning Department and filed with the Sheriff's office (ref. Exhibits A – J). Complaints were generally concerned with noise (more from camping/partying than concert music), disorganized camping and associated activities (bathing and doing dishes in the park, allowing dogs to bark incessantly and defecate on the community baseball infield, trespassing and urinating on private property, overwhelming the nearby community restroom facility due to inadequate provision of portable toilets, lack of trash receptacles and recycle bins, fire concerns (although no campfires were reported), and overflow parking.
- Aside from the irritation of the applicant repeatedly disregarding the law and community concerns, staff became perplexed that the pattern of outdoor uses that were already occurring were far in excess of what was being proposed in the application. Even if the application were approved as written, it did not appear to staff that the owner had any intention or control to limit the potential for nuisances arising from these scheduled concert events. *If* staff were to recommend approval of such uses in this location, it was realized, considerable effort would be needed to develop a detailed set of conditions and plan of operations for the site, with additional assurances from the owner that accountability and control could be maintained. But, after careful consideration of the comments received,

the behavior of the owner to date, and analysis of applicable General Plan policies and Zoning ordinances, staff concluded that the proposal to allow such outdoor activities was simply not appropriate in this location.

- Staff notified the applicant of its preliminary recommendation, and offered to meet with him to discuss. Mr. Perkins met with Planning Staff on

3.2 General Plan & Zoning

The subject parcel is designated in the General Plan as Visitor Commercial (VC). The parcel lies within the Calpine community core (ref. Exhibit 2).

The General Plan policy for (VC) 'Visitor Commercial' (at p. 1-64) provides as follows:

The County may provide for uses to serve the needs of visitors to the County. The intent of this designation is to provide for a full range of related visitor services which, because of their intensity require community facilities, and services.

Conditionally Allowed

- Motels, hotels, and other lodging and support uses
- Restaurants
- Visitor-oriented retail as a primary or ancillary use
- Employee housing
- Other visitor services which are in keeping with the rural and resource based nature of the County

Not Allowed

- Residences other than for caretaker or resident owners

Location Criteria

- Within Community Core Areas where conflicts with surrounding land uses can be avoided.
- Generally, not in a continuous pattern along roadways (where development does not currently exist) unless it coordinates use and design with adjacent properties and does not result in the visual clutter and disorganized vehicular movement characteristic of "strip commercial".
- In limited quantities in other areas.

Approval Criteria

Criteria for approval of future Visitor Commercial developments should include the following:

- The use will contribute to the County's objective of becoming a balanced community;
- The use will have a positive economic impact on the community;
- The use will not negatively and substantially affect the viability of existing businesses;
- The development will be designed and landscaped in a manner sensitive to surrounding land uses;
- The development will have a coordinated and safe pedestrian and vehicle circulation system.

While the existing lodge (motel and restaurant) is compatible with this designation, the GP policy is silent with respect to the proposed camping/RV use. The policy is not clear whether this could be considered compatible with the 'conditionally allowed' category of: "Other visitor services which are in keeping with the rural and resource based nature of the County." Presumably this 'could' include camping—especially when one considers the other areas of the County where the VC land use designation was applied (for example, virtually all of Indian Valley, which is predominantly campgrounds).

Significantly, however, is the fact that there is not currently a zoning district which implements this VC land use designation.

The zoning designation for this parcel is Community Commercial (CC) District. The CC District policies are found in Sierra County Code, §15.12.130 (see Exhibit 11 for the full text of this ordinance). The stated 'Purpose and Intent' of this District is: 'To stabilize, improve and protect the community business districts of the County....' It provides, in relevant part to this project, as follows:

- Permitted Uses: "...restaurants, cocktail lounges, theatres, and similar enterprises, provided that such enterprises are conducted within a completely enclosed building...schools and studios for art, music, dance and photography, commercial parking lots, hotels, motels, motor hotels...[and] public and quasi-public uses appropriate to the community business district, including communication equipment buildings, bowling alleys, billiard parlors, garages for minor repairs, night clubs, dance halls,..." [emphasis added].
- Accessory Uses: 'Accessory uses and buildings customarily appurtenant to permitted use....'
- Conditional Uses: '...Drive-in food and refreshments stands where the use is not confined to area of the building...' [emphasis added]
- The ordinance also provides 'Other Required Conditions as follows: 'All uses shall be conducted within a completely enclosed building, except for service stations, off-street parking and loading facilities, and other recreational uses appropriate to the area. In any part of a CC zone directly across the street from any residential zone, the parking and loading facilities shall be at least ten (10') feet from said street, and the buildings and structures at least twenty (20') feet from said street.' (emphasis added; Ord. 409, eff. 7/5/73)

The Planning Director's interpretation of this ordinance is that any proposed use within the CC District that is not completely within an enclosed building (except for parking and minor uses that are customarily appurtenant to permitted commercial business, such as outdoor dining, on-site signage, landscaping, etc.) is, at best, only allowable with the issuance of an approved Special Use Permit; or, depending on the location and intensity of the proposed use (that is, the potential for land use incompatibilities and likelihood of perceptions of "nuisance" by a reasonable prudent person) the proposed "outdoor" use should *not* be allowed. Such discretion and interpretation is reserved for the Planning Commission through the Special Use Permit application and quasi-judicial public hearing process.

Camping 'may' be interpreted as permissible under the last section's provision of: '...and other recreational uses appropriate to the area'; but this remains unclear in staff's opinion, and after consulting with County Counsel on the matter, staff agrees it is probably too great of a stretch to recommend approval of a use like 'camping' in a Zone where the ordinance does not clearly and specifically provide for that use.

In other words, 'if' RV/camping and outdoor music may be permitted as a matter of entitlement both in this Zone and in this particular location, it is at best a matter of interpretation under the 'Conditional Use' category listed above, and allowable only with the issuance of a Special Use Permit; but it is staff's recommendation that camping is not an appropriate use, either in this Zone or this particular location.

There is one final point with regard to Zoning. Sierra County Code Section 15.12.050 provides as follows: "*The express enumeration in this part of a particular class of building or use in any district shall be determined a prohibition of such build [sic.] or use in all other districts unless so specified.*"

It should be noted, in light of the above provision, that "camping" or "campground" is expressly enumerated in each of the following Zones:

- CR Commercial Residential District (§15.12.110[b]) – 'permitted use'
- A1 Agricultural District (§15.12.160[c]) – 'conditional use'
- GF General Forest District (§15.12.170[c]) – 'conditional use'
- FR Forest Recreation District (§15.12.180[b]) – 'conditional use'
- TPZ Timberland Production Zone (§15.12.310[b][11], [d][6], [e][7], [e][10]) – 'conditional'
- PS Public Service District (§15.12.340[c][2]) – 'conditional use'

3.3 Environmental Analysis

CEQA Guidelines Section 15061(b)4 provides that: "A project is exempt from CEQA if...the project will be rejected or disapproved by a public agency."

Similarly, Section 15270 provides as follows:

- (a) CEQA does not apply to projects which a public agency rejects or disapproves.
- (b) This section is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved.

If, however, the Commission determines *not* to deny the application, or to modify or conditionally-approve the project in some form, staff recommends that the Commission first remand the project back to staff for further consideration and analysis under CEQA.

4. Findings:

There are two separate chapters of the Sierra County Code which provide procedures and specific legal findings which must be made before a Special (or 'Conditional') Use Permit may be approved: Chapter 15.28 and Chapter 20.14 et seq. The latter represents a newer section found in Part 20 of the Code (Ord. 902, adopted in 2000) concerning land use procedural requirements, and was intended to replace the previous procedures; however, the former chapter (adopted as part of Ord. 409, in 1973) was never repealed. Until this former section of the Code is repealed, therefore, staff has been advised by County Counsel to address *both* sets of findings.

Chapter 15.28 of the Sierra County Zoning Code requires that "any person seeking issuance of a special use permit shall...appear before the Planning Commission presenting evidence of the following:

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

Finding: This finding cannot be made. The proposed RV/camping use has already occurred several times on the property in violation of the Zoning Code, generating numerous nuisance complaints regarding: noise, parking,

sanitation, aesthetics, trespass, barking dogs, garbage, and generally unsanitary conditions and disturbance to neighboring residences. Concerns were also expressed by local agencies over the potential for and increased risk of wildfire and air quality degradation in this small, mixed-use community located in a forested basin.

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

Finding: This finding cannot be made. Unpermitted and poorly (self-)regulated camping has already contributed to complaints of property damage and prejudice to other properties in the area, including both private yards and public park facilities. See also Finding (a) above.

1.2 Specific Findings [per SCC §20.15]

Sierra County Code Chapter 20.15(a) provides that: "No conditional use permit shall be approved, unless the Planning Commission first finds that:

1. The proposed use is consistent with all applicable provisions of this Part and any applicable provisions of other Parts of this code.

Finding: This finding cannot be made. The proposed RV/camping uses are not explicitly mentioned in the underlying Community Commercial District ordinance, as they are in other zoning districts. While these proposed outdoor uses 'may' be interpreted under certain provisions of the ordinance as 'conditionally allowed,' the County does not support the argument that camping is a use that is either 'customarily appurtenant to permitted uses' (such as the lodge/motel/restaurant on site); or that it represents a 'recreational use appropriate to the area' (cf, Sierra County Code Section 15.12.130(b),(c),(d) & (i)). The proposed project is not consistent with the applicable provisions of the Sierra County Zoning Code (Part 15).

2. The proposed use is consistent with applicable policies and requirements of the Sierra County General Plan, and any applicable community plan or specific plan, and that any specific findings required by any of these plans are made.

Finding: This finding cannot be made. The subject property lies within the Calpine community core, within the Visitor Commercial land use designation in the Sierra County General Plan. General Plan policies for the VC designation are silent with respect to camping. While camping 'may' be interpreted to be consistent with the VC designation in some cases, the location of this particular project presents potential for land use conflicts which make it incompatible in this instance.

3. The establishment, maintenance or operation of the proposed use or building will, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general

welfare of the county; except that a proposed use may be approved contrary to this finding where the granting authority determines that extenuating circumstances justify approval and enable the making of specific overriding findings.

Finding: This finding cannot be made. The applicant has already allowed special event camping to occur on the property in violation of County Codes. The events showed lack of control and organization, and general disrespect for the local community. The Sheriff's office was called out to the events for various disturbances and trespass complaints—which is an indication of the detrimental effect that such an entitlement may have on the general welfare of people residing or working in the neighborhood.

4. The proposed project or use will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.

Finding: This finding cannot be made. Camping—especially in the form of “overflow” guests to special concert events who are often too intoxicated to legally or safely drive home or to distant lodgings—lends itself to late night partying, noise, trespass, and similar nuisance complaints due to the close proximity of residences in this small rural community. Allowing dozens of campers in this small commercial district, adjacent to a public park and numerous residences, is not consistent with the character of the immediate neighborhood.

5. In a TPZ zone district, the establishment, maintenance and operation of the proposed use or building will not significantly detract from the use of the property for, or inhibit the growing and harvesting of timber.

Finding: This is not applicable. The property is not zoned Timberland Production Zone.

6. Any specific findings as required by the Zoning Ordinance.

Finding: This is not applicable. There are no specific findings required by the Community Commercial District zoning ordinance; and the project application is proposed to be denied.

7. Such findings as required by California Environmental Quality Act (CEQA).

Finding: This project is exempt under California Environmental Quality Act (CEQA) Sections 15061(b)(4) and 15270 on the basis that the project is proposed not to be approved.

8. The proposed use is consistent with, replaces or appropriately modifies any prior established relevant conditions of a previous entitlement, if applicable.

Finding: This is not applicable. There is no prior established entitlement that affects this property or proposed project.

5. Summary

Planning staff has reviewed the applicant's request for a Special Use Permit. The project has been analyzed for compliance with the policies and goals of the Sierra County General Plan and Zoning Code, and with the California Environmental Quality Act. The project as proposed is not compatible with the surrounding land uses, and is not consistent with the intent and purpose of the underlying CC zoning ordinance, or Sections 15.28 or 20.15 of the Sierra County Code governing Special Use Permits. Staff recommends denial of the application.

6. Staff Recommendation

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

- A. Adopt the Findings contained in this staff report.
- B. Find that an Exemption is appropriate under CEQA for this project, and direct staff to file a Notice of Exemption with the County Clerk-Recorder.
- C. Deny the special use permit application.

7. Recommended Motion

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

"I move that the Planning Commission find that this project is exempt from CEQA and direct staff to file a Notice of Exemption; and adopt a Resolution containing the findings presented in staff recommendation no. 1156, and deny the Special Use Permit application for the Sierra Valley Lodge."

8. Attachments:

An Exhibit Index follows. (Exhibits 1 – 16, A – J to date).

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EXHIBIT INDEX

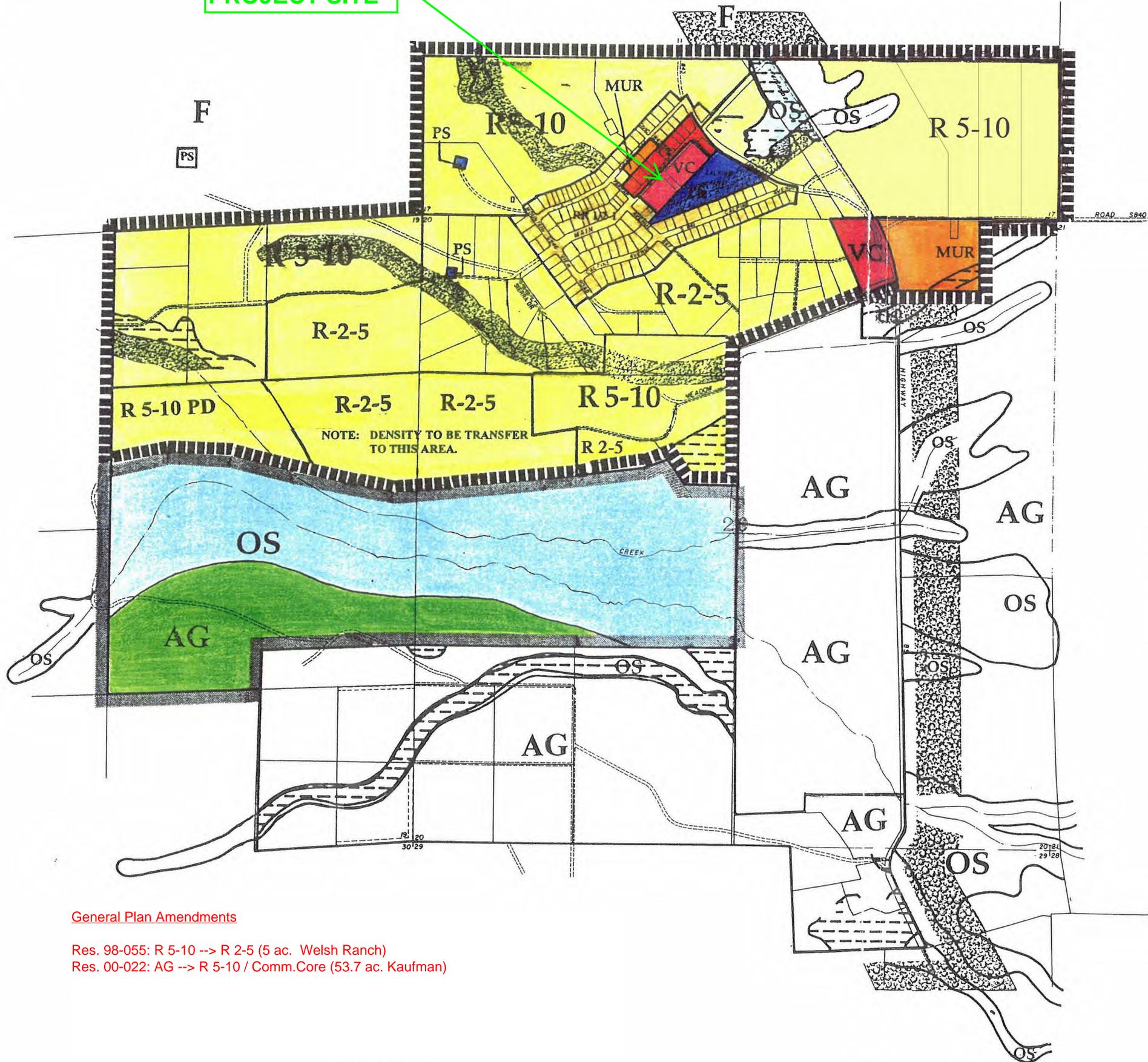
SCPD File No. 1619 - Sierra Valley Lodge SUP

<u>Description / Letter Author</u>	<u>Date</u>	<u>No. of Pages</u>	<u>PC Exhibit #</u>	<u>BOS Exhibit #</u>
Staff Exhibits [numbered]				
• Staff Report / Recommendation No. 1156	7/16/2015		1	
• Sierra Co. General Plan Land Use Map - "Calpine Community" (p.1/6)		1	2	
• GoogleEarth Aerial with Site Plan Overlay		1	3	
• Applicant's Site Plan	5/21/2015	1	4	
• Applicant's Narrative Project Description	4/15/2015	3	5	
• Special Use Permit Application	5/21/2015	4	6	
• Applicant's "Preliminary Environmental Questionnaire"	5/15/2015	6	7	
• Sierra Valley Lodge Brochure		4	8	
• Newspaper Article on Grand Opening Event	5/13/2015	1	9	
• Camping Pictures (by: Sierra Co. Undersheriff R. Yegge)	6/14/2015	7	10	
• SC Zoning Code §15.12.130 Community Commercial (CC) District		1	11	
• Preliminary Review / Commenting Agencies Project Routing Notice	6/3/2015	1	12	
• Public Agency Comment: Northern Sierra Air Quality Management Dist.	6/5/2015	1	13	
• Public Agency Comment: Sierra Co. Engineer	6/8/2015	1	14	
• Public Agency Comment: Treasure Tax Collector (no comment)	6/9/2015	1	15	
• Public Agency Comment: Sierra Co. Fire Protection District # 1	6/18/2015	2	16	
Public & Public Agency Exhibits [lettered]				
• Wise	6/8/2015	1	A	
• Scimeca	6/9/2015	3	B	
• Baldrige	6/15/2015	1	C	
• Calpine Community Signed Petition	6/15/2015	1	D	
• Bigham	6/19/2015	2	E	
• Rosewood	6/21/2015	2	F	
• [Anonymous letter]	6/23/2015	1	G	
• Thomsen-Haselton	6/23/2015	1	H	
• Calpine Community Signed Petition	6/24/2015	1	I	
• Chase & Buse	7/1/2015	1	J	

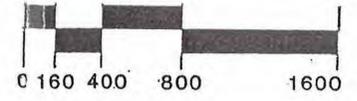
PROJECT SITE

PC Exhibit
2

Sierra County General Plan
Land Use Map
Community of Calpine



- LAND USE DESIGNATIONS**
- MUR MULTIPLE UNIT RESIDENTIAL (8-12 DU/AC)
 - R RURAL (LOT SIZE NOTED)
 - RR RURAL RESIDENTIAL (Lot size noted)
 - CC COMMUNITY COMMERCIAL
 - VC VISITOR COMMERCIAL
 - PS PUBLIC SERVICE
 - OS OPEN SPACE
 - AG AGRICULTURAL
 - F FOREST
 - COMMUNITY CORE
 - COMMUNITY INFLUENCE
 - PD PLANNED DEVELOPMENT
- SPECIAL TREATMENT AREAS**
- STA-STREAM ZONE
 - STA-SC (SCENIC CORRIDOR)
 - STA-W (WETLANDS)



General Plan Amendments
Res. 98-055: R 5-10 --> R 2-5 (5 ac. Welsh Ranch)
Res. 00-022: AG --> R 5-10 / Comm.Core (53.7 ac. Kaufman)

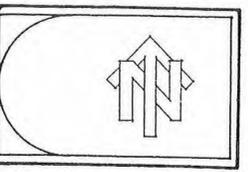
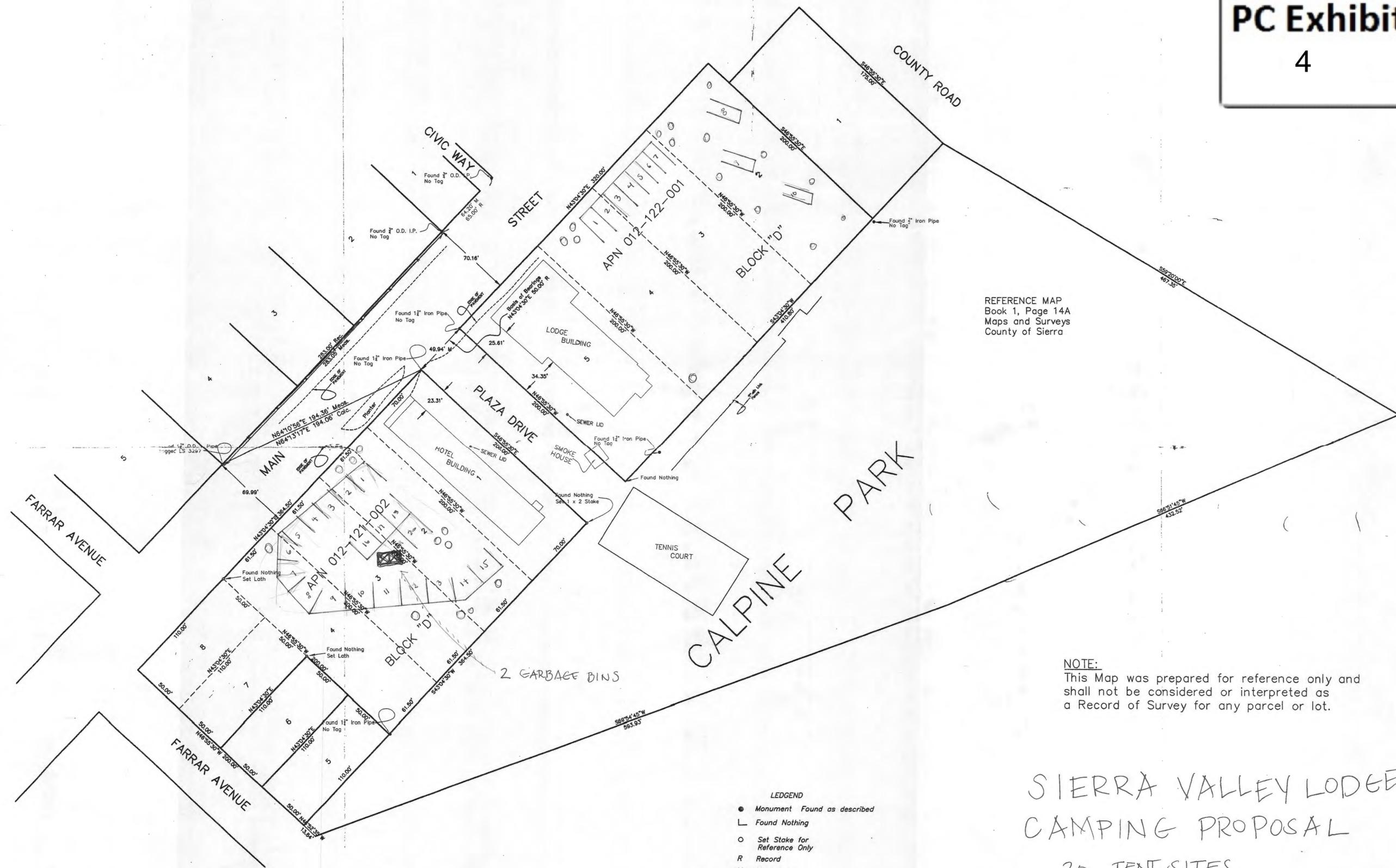


Figure 1-6
TOWN OF
CALPINE
SIERRA COUNTY, CALIFORNIA





PC Exhibit
4



REFERENCE MAP
Book 1, Page 14A
Maps and Surveys
County of Sierra

NOTE:
This Map was prepared for reference only and shall not be considered or interpreted as a Record of Survey for any parcel or lot.

**SIERRA VALLEY LODGE
CAMPING PROPOSAL**

20 TENT SITES
10 RV SITES w NO HOOKUPS

- LEGEND**
- Monument Found as described
 - L Found Nothing
 - Set Stake for Reference Only
 - R Record
 - M Measured

DR. BY: S.W. DATE: 05/21/07 SCALE: 1"=40'
CK. BY: DMM
DRAWING NUMBER 2007-21A
SHEET 1 OF 1 SHEETS

APN: 012-121-001 & APN: 012-122-002 CALPINE, CA
SITE PLAN FOR PLAZA DRIVE AND CALPINE PARK
Portion of Section 17, T. 21 N., R. 14 E.,

PREPARED FOR:
SIERRA VALLEY LODGE
103 MAIN STREET
CALPINE, CALIFORNIA
COUNTY OF SIERRA

PREPARED BY:
D.MAC ENGINEERING
P.O. BOX 56
DOWNIEVILLE CA 95936
(530) 289-3129

PARISH ENTERTAINMENT GROUP

THE ROCK STEADY
THE ROCK STEADY.COM

PLACE PIGALLE
PLACEPIGALLESE.COM

The Crafty Fox
ALE HOUSE
CRAFTYFOXSE.COM

SIERRA VALLEY
LODGE
SIERRAVALLEYLODGE.NET

THE SPEAKER BOX
CAFE
THESPEAKERBOXCAFE.COM

THE NEW PARISH
THENEWPARISH.COM

LEO'S
CLUBLEOS.COM

BRICK & MORTAR
MUSIC HALL
BRICKANDMORTARMUSIC.COM

PC Exhibit
5

April 15, 2015

Attn: Sierra County Planning

re: Sierra Valley Lodge - special permit for camping and live performance
ref: 1619-SUP (APN-0122-122-0010)

We are proposing to allow camping for overnight use on our property on a once a month basis for the months of April through September only. We would like to propose the following use for our property:

- Twenty campsites to be used for a period of 24-48 hours only on weekends. These campsites are on the west side of our property and are located in a grass meadow.
- 10 RV/Car camper sites on the east side of property that affront main St. There will be no water or sewage hook-ups allotted or requested now or the future for these 10 sites.
- We would like to offer live music performances on our outdoor deck on a Sat or Sunday between 12-6pm. We would like to do this for only 1-2 times a month between May and Sept. We would cap the outdoor performance to a maximum of three hours per performance day. All outdoor music performances would be family appropriate and would be all ages and there would never be a charge.

Please note that we are asking for a maximum of one camping/RV weekend a month and one live performance weekend a month for only the months of May,

PARISH ENTERTAINMENT GROUP

THE ROCK STEADY
THEROCKSTEADY.COM

PLACE PIGALLE
PLACEPIGALLESE.COM

The Crafty Fox
ALE HOUSE
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BRICK & MORTAR
MUSIC HALL
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June, July, August and September.

We feel this request is important for several reasons:

- There are very limited housing options in Sierra County for summer months.
- Camping and RV makes our events family accessible and family friendly.
- Camping and RV access allows vacations and visits to be affordable alternative to hotels, resorts and rented homes.
- Outdoor performances allows children and families and local residents to see artists that normally only play late at night.
- Camping and RV offers a safe alternative to driving late at night after a show.

We understand the concerns about camping and RV and would have the following policies in place to handle:

- There would be no amplified music allowed after 10pm in camping or RV.
- We would have security on hand at all times.
- We would keep the lodge bathrooms open 24 hours.
- We would have designated camp spots and parking so the impact is only in designated areas.
- We would have our security monitoring the clean up and garbage throughout the night and during the day.
- There would be no dogs allowed.

We feel this proposal has the best interests of our customers and Sierra County at stake.

PARISH ENTERTAINMENT GROUP

THE ROCK STEADY

THE ROCK STEADY.COM

PLACE PIGALLE

PLACEPIGALLEM.COM

The Crafty Fox

CRAFTYFOXSF.COM

**SIERRA VALLEY
LODGE**

SIERRAVALLEYLODGE.NET

**THE
SPEAKER BOX
CAFE**

THESPEAKERBOXCAFE.COM

THE NEW PARISH

THENEWPARISH.COM

LEO'S

CLUBLEOS.COM

BRICK & MORTAR

MUSIC HALL
BRICKANDMORTARMUSIC.COM

We look forward to discussing this proposal or any concerns or questions you may have

Sincerely,



Jason Perkins

Michael O'Connor

Owners - SVP LLC
Sierra Valley Lodge
103 Main St. Calpine, CA 96124

Received

PC Exhibit
6

MAY 21 2015 File No. 1619
Date Rec. 4/16/15

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

Sierra County Planning &
Building Departments



SPECIAL USE PERMIT APPLICATION

The Sierra County Zoning Code requires Special Use Permits for certain uses of land which may be suitable only in specific locations or which may be suitable only if designed or situated on the site in a certain manner. The purpose of the Special Use Permit is to allow public notice and review of the request by the County, which has the authority to approve, approve with conditions, or deny the special use permit request.

There are two different categories of Special Use Permits. A Minor Special Use Permit, which is processed administratively, includes: travel trailers, mobile homes and commercial coaches used as temporary dwellings in certain limited circumstances, or for temporary storage or commercial uses (ref., SCC §12.12.040). All other conditional uses are Major Special Use Permits (or "Conditional Use Permits"), approved by the Planning Commission.

A Special Use Permit Application may be processed only after a preliminary environmental review has been completed in accordance with the Sierra County Code and the California Environmental Quality Act (CEQA). The size and scope of the project will determine the extent of the information the applicant is required to provide regarding the environmental impacts of the project. The applicant is encouraged to discuss the proposal with a member of the Sierra County Planning Department staff.

APPLICANT: Sierra Valley Lodge PHONE: 888.477.9288
E-MAIL: jason@jayscollective.org
ADDRESS: 103 Main St. Catrine, CA
STATUS OF APPLICANT INTEREST IN PROPERTY: Owner
OWNER: SVP LLC PHONE: 888.477.9288
ADDRESS: 11 Duboce Ave
GENERAL PLAN DESIGNATION: _____
ZONING DISTRICT: CC
ASSESSOR PARCEL NUMBER/S: 012-122-00 10

LEGAL DESCRIPTION OF PROPERTY INVOLVED (include location map): _____
Sierra Valley Lodge is an inn, a restaurant, a bar
and an event space.

PROJECT DESCRIPTION. Fully explain special or conditional use requested (attach separate pages, photos, maps, etc. if necessary; also reference Sierra County Code section authorizing proposed conditional use):

We would like to hold community events and
concerts outside on weekends from 12-6 pm.
We also would like to allow

A **PLOT PLAN** and other supporting documentation (maps, pictures, etc. as needed) must be submitted with the application showing the following information and be sufficiently detailed to clearly illustrate existing conditions, as well as the nature of the proposed development and/or special use requested. At a minimum, the plot plan must illustrate:

1. Property boundary lines, easements, and accurate setback distances from each.
2. Site / Ground plans showing locations of all existing and proposed structures, well and septic disposal areas on premises, and on adjacent properties (within 100 feet).
3. All water features, drainages, and wet meadow areas; as well as steep slopes and other physical constraints that may potentially impact development of property. Include setback distances from each (existing and proposed).
4. 100-year floodplain boundary, if applicable.
5. Elevations of proposed buildings, alterations, or improvements in detail.

Plot plan/map need not be prepared by a licensed surveyor, however it should be legibly drawn and accurate, with scale clearly indicated.

TWO Maps must be submitted, full size and to scale; otherwise identical, showing "existing" and "proposed" Zoning Districts and General Plan land use designations, including zoning overlays or combining districts (if applicable) and General Plan "Community Core/Community Influence Areas" and Special Treatment Areas (if applicable). In addition, maps may be submitted in reproducible electronic format.

FINDINGS. The applicant must present statements of fact ("findings") to the Planning Commission supporting the following legal standards. The application may be denied action if the following information and sufficient written evidence is not presented with this application:

1. That the requested special use is not detrimental to the public health, convenience, safety, and welfare, and is necessary for the promotion of the general good of the community (Ref., Sierra County Code § 15.28.010[a]).

EVIDENCE: We recently re opened the Sierra Valley Lodge. We believe that we will need to do at least one weekend ~~each~~ a month with a strong drawing musician / band in order to stay open.

In order to bring in a strong band we need to provide more accomodations than the 14 rooms in the Lodge.

We are requesting a permit to provide 20 campsites and 10 RV sites to be used only once a month

2. That the requested special use of the property for such purposes will not result in material damage or prejudice to other property in the vicinity (Ref., Sierra County Code § 15.28.010[b]).

EVIDENCE:

We believe that bringing the Sierra Valley Lodge back to life is a great addition to the Sierra Valley Community.

The Lodge has been closed and is an eyesore as a closed / abandoned key building.

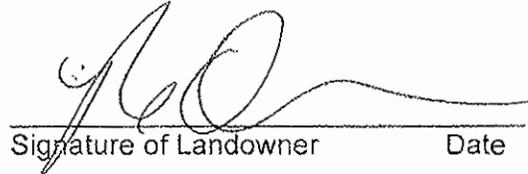
The temporary campsites only once a month and properly maintained will not be a nuisance in our opinion.

APPLICATION CHECKLIST:

- Initial review fee: \$ 100.00 [Project fee to be determined] \$1500
- Completed and Signed Application Form (including detailed project description and supporting documentation)
- Completed "Preliminary Environmental Questionnaire"
- Location map & Plot plan (3 full-size, plus 1 electronic or 11"x17" max.)
- Sierra County's "Indemnification Agreement" [Note: must be returned with original signatures; photocopies, faxes or electronic/scanned images will not be accepted]

"The above information and statements have been read and written and are certified by the undersigned to be correct. I/we hereby consent to the processing of this application by Sierra County."

 4/15/15
 Signature of Applicant Date

 4/15/15
 Signature of Landowner Date

(if different than Applicant; all vested owners must consent)

 4/15/15
 Signature of Landowner Date

Signature of Landowner Date

Signature of Landowner Date

NOTE: Submittal of an application does not imply application acceptance. Your application cannot be considered "complete" until all necessary information is submitted, including a complete and detailed project description (including map/s) and written findings. If it is determined that your application is not complete, you will be notified of the deficiencies within thirty (30) days.

If it is determined to be complete, it will be reviewed by staff and scheduled for any necessary hearing at the earliest possible date. Under no circumstance will an application be heard sooner than three weeks following the determination of completeness. Some applications will take much longer.

File No. 1619
Date Filed 5/21/15
Receipt No. _____

PRELIMINARY ENVIRONMENTAL QUESTIONNAIRE

1. General Information

Name of Landowner MICHAEL O'CONNOR/JAN PERCIN Phone 415 637 1435
Address 103 MAIN ST, ALPINE
Name of Applicant SIERRA VALLEY LODGE Phone _____
Address 103 MAIN ST, ALPINE
Assessor's Parcel(s) _____
Project Location _____
Current Land Use _____
Acreage _____ Present Zoning _____
Approval needed from County:
 Zone Change Parcel Map Use Permit
 Variance Subdivision Map Building Permit
 Other _____

2. Project Description

Describe the project in detail (Use additional sheets if necessary)

We are the owners of the SIERRA VALLEY LODGE
We are requesting a permit to allow 20 campsites and 10 RV sites to be available only once a week a month on our property adjacent to the Lodge. We would also like to allow lighty amplified acoustic music on one day during that same weekend on our outdoor porch.
Is the project residential, agricultural, recreational or industrial?
This would be considered recreational

What is the number of units proposed?

20 temporary campsites
10 temporary RV sites with no hookups

Describe any buildings proposed:

NONE

3. Geology and Soils

Describe the geologic character of the project area (earthquake faults, steep slopes, etc.)

N/A

Describe the nature of the soils on the site (rocky, sandy, deep, shallow, etc.)

N/A

Describe in detail any soil disturbances, such as excavations, fills or cuts, which will take place during the project:

NONE

Will there be any blasting during the construction?

NO

4. Water Supply and Quality

Describe the source of the water supply:

NONE. THE campers will use the Lodge bathroom and we will request use of CALPINE public bathroom

Will water be used for:

Domestic uses _____ Amount _____

Agricultural uses _____ Amount _____

Industrial uses _____ Amount _____

Describe any proposed water diversion or impoundments:

What is the distance to the nearest stream, river or lake?

N/A

Are measures being contemplated to reduce erosion and siltation (such as reseeding areas, installing silt traps, etc.)?

N/A

Identify the method which will be used for sewage disposal:

N/A

List all industrial waste water, if any, and proposed method of treatment:

N/A

Will groundwater be utilized as part of the water supply? _____

Are there any wet meadows or marshy areas located on the property?

N/A

5. Wildlife and Vegetation

Identify the natural vegetative cover on the site (pine trees, sagebrush, grass types, etc.):

Grass and Pine Trees

Describe wildlife species that frequent the project site: _____

Will the project displace any rare or endangered species (plants/animals)?

NO

6. Air and Noise Quality

What types of air pollution (dust, smoke, exhaust, etc.) would be created by the implementation of this project?

NO FIRES WILL BE ALLOWED

What types of noise would be created by this project, both during and after construction?

No outdoor noise will be allowed by camper
after 10 pm

7. History and Archaeology

Is the project site located in an area of known historic or archaeological value?

N/A

Are there buildings located on or adjacent to the site which are of historical significance?

8. Aesthetics

Is the project site visible from any public road or highway?

YES

Could the project disrupt the view of neighbors on adjacent parcels?

CAMPING WILL ONLY BE ALLOWED ONE WEEKEND
A MONTH

9. Public and Emergency Services

Identify those entities which serve the project with gas, electricity, telephone, water, etc.

NONE

Identify the fire protection district in which the project is located:

Identify the nearest source of water for fire protection purposes, and the distance to the nearest fire station:

SIERRA VALLEY LODGE

What is the distance to the nearest hospital or other medical facility?

Identify the high school and elementary school district in which the project is located:

Where and how will solid waste generated by the project be disposed?

Camper's will primarily use Lodge bathroom
Camper's garbage will be consigned with Lodge dumpster.

10. Traffic and Circulation

Identify primary access routes to the project site:

- RV will drive on to site
- Each camp site will be allowed one car

Will the project generate increased traffic and, if so, of what nature and amount(s)?

ONLY on one weekend a month

Will snow removal or other public services be required?

NO

11. Social and Economic Impacts

How many new residents and/or employees will the project generate? (adult, children, etc.)

NONE

Are there any known economic resources, such as timber, sand and gravel, or mineral deposits on the project site? If yes, please describe.

NO

Will the proposed project displace any currently producing agricultural lands? If so, please describe.

NO

Could the project generate any adverse public reaction or controversy?

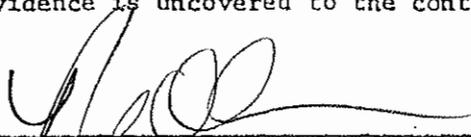
Yes but we will reach out to neighbors to address concerns and properly maintain the site

Please enclose a plot plan which details the project location relative to lot lines, roads, streams, lakes and other natural features. In addition, show the proposed location of any buildings, septic tanks and leach fields, roads, driveways and any other proposed improvements or alterations to the property.

NOTE: Applicant may be required to document answers with factual data.

CERTIFICATION:

I certify that the foregoing answers are true and correct to the best of my knowledge and belief, and I understand that subsequent action to rescind any permit based upon this questionnaire may be possible if evidence is uncovered to the contrary.



Signature of Applicant

Date MAY 20, 2015

~~103~~ 11 DUBOCE ST, SF, CA, 94103

Mailing Address

FOR COUNTY USE ONLY

Conclusion:

- The project will not have significant environmental effects and is cleared for normal processing.
- The proposed project may have significant environmental impact and further investigation is required.
- The proposed project will have a significant impact on the environment and an Environmental Impact Report will be necessary.

By: _____

Date: _____



HISTORY

The Sierra Nevada is a 430 mile-long colossus, a giant piece of the earth's crust between fifty and eighty miles wide, soaring to a almost 15,000 feet.

The Sierra Nevadas has the largest trees, the deepest canyons, the most snow, the highest waterfalls, the highest mountain peak in the lower forty-eight, the oldest national park and the richest gold finds.

Calpine was built as a company owned sawmill town for the Davies-Johnson Lumber Company and its 500 workers.

Sierra Valley Lodge was built in 1919 as a recreation hall for the once thriving mill town. The hall later became the main social gathering place in the area.

Today, at almost 100 years old, the historic buildings are used for lodging, dining, concerts and events which includes a full bar, restaurant and music hall.

MUSIC HALL

Taking its cue from the western music and dance halls of the old west, the restored venue space features elevated ceilings, a small VIP balcony and the original hardwood floors that were installed almost 100 years ago.

The stage has been expanded to accommodate large touring acts with the addition of a state of the art digital sound and lighting system. The enormous stone hearth with it's beautiful fire place welcomes patrons in all seasons.

Expect to see some of the best national and local musicians on stage. Sierra Valley Lodge caters to a variety of events as well as local groups and community events.

Please check sierravalleylodge.net for our list of upcoming events and concerts. Also be sure to reserve your room well in advance for large shows.

RESTAURANT & BAR

Headed by veteran Chef Ron Allen, the restaurant's Sierra-centric menu features grilled steaks and fish from local purveyors along with seasonal specialties. Dinner is served 6 days a week (closed Mondays) as well as weekend brunch. Keep a look out for the specialty BBQ's that include snout to tail lamb and pig roasts all summer long. Local Anglers can bring their catch in to be expertly cooked and served with a choice of sides.

Chef Allen is a welcome addition to the Sierra dining community and with his years of experience he will put a culinary exclamation point on your special event, wedding or company outing.

The Sierra Valley Lodge's bar has been in operation for close to 100 years. To honor this heritage there is Sierra Valley historical photography on display while the bar features all the cattle brands of the Valley ranchiers. The bar is open 7 nights a week serving craft beers and local cocktails.



LODGE

The Sierra Valley Lodge is near some of the best outdoor destinations and experiences the Sierras have to offer. Hiking, fishing, hunting and more are within a quick radius of the lodge.

All rooms have recently been upgraded and renovated while being styled with a Native American textile design. All rooms have private baths and showers with each room being unique in design and layout. Lodging at Sierra Valley is available year round. Please note that during big show weekends, rooms are reserved for ticketed guests and fill up quickly.

The entire lodge and facilities are available for private group outings, weddings and small company retreats.

Please contact us at info@sierravalleylodge.net or 888.477.9288 for more information about events or room rentals.



Sierra Valley Lodge is available for events, weddings and company retreats.

Local Office: 530.562.7051
Corporate Office: 888.477.9288
Fax: 888.882.9281

103 Main Street
Calpine, CA 96124
www.sierravalleylodge.net

PARISH
ENTERTAINMENT
GROUP



SIERRA VALLEY

LODGE

LODGE, RESTAURANT,
BAR & MUSIC VENUE

530.562.7051

103 Main Street
Calpine, CA 96124
www.sierravalleylodge.net

THE BEST FOR DINING AND ENTERTAINMENT IN THE SIERRA VALLEY

LODGE, MUSIC VENUE, RESTAURANT, BAR
& WEDDING/PRIVATE EVENT SPACE



SIERRA VALLEY LODGE

103 MAIN STREET CALPINE CALIFORNIA 96124
SIERRAVALLEYLODGE.NET



SIERRA VALLEY

LODGE

UPCOMING SHOWS

THE EXPANDERS

CLASSIC REGGAE - WITH ITAL VIBES - FRIDAY JUNE 19

LEE GALLAGHER AND THE HALLELUJAH

ROCK - WITH DOWN DIRTY SHAKE - SATURDAY JUNE 20

MOJO GREEN

FUNK & SOUL - FRIDAY JUNE 26

HOWELLDEVINE

COUNTRY BLUES - WEDNESDAY JULY 8

GUITAR TOWN

ROCK POP COUNTRY DUO - SATURDAY JULY 11

ARDEN PARK ROOTS

ROCK REGGAE PUNK - RIOTMAKER - FRIDAY JULY 17

DAN BERN

FOLK ROCK - SATURDAY JULY 31

HOT RODS! HOT BODS!

BURLESQUE, BANDS AND CAR SHOW CAMP OUT - SATURDAY AUGUST 1

ZONGO JUNCTION

AFROBEAT - THURSDAY AUGUST 6

SEAN HAYES

FOLK POP ROCK - SATURDAY AUGUST 22

HEARTLESS BASTARDS

GARAGE ROCK - FRIDAY OCTOBER 23

LODGE, RESTAURANT, BAR & MUSIC VENUE

ARTS and ENTERTAINMENT

Rock stars kick off grand opening of historical loc

Ann Powers
Staff Writer
apowers@plumasnews.com

Sierra Valley Lodge's grand opening weekend, May 1-3, was a huge success, drawing about 1,300 people looking for food, fun and big-name live music, according to officials with Parish Entertainment Group, the venue's new owner.

Former Black Crowes lead singer Chris Robinson brought his current band, the Chris Robinson Brotherhood, to Calpine on May 2 to help the 96-year-old historical lodge kick off the summer season.

CRB made its debut in 2011 and is currently touring in support of its latest release, "Phosphorescent Harvest."

Robinson said the group was happy to play in the rural mountain area and support the lodge's efforts encouraging communal and economic resurgence for the once-thriving mill town.

"We're not some kind of grandiose band," Robinson said in a preshow interview with Feather Publishing. "We're a California band and this is California. We're homespun."

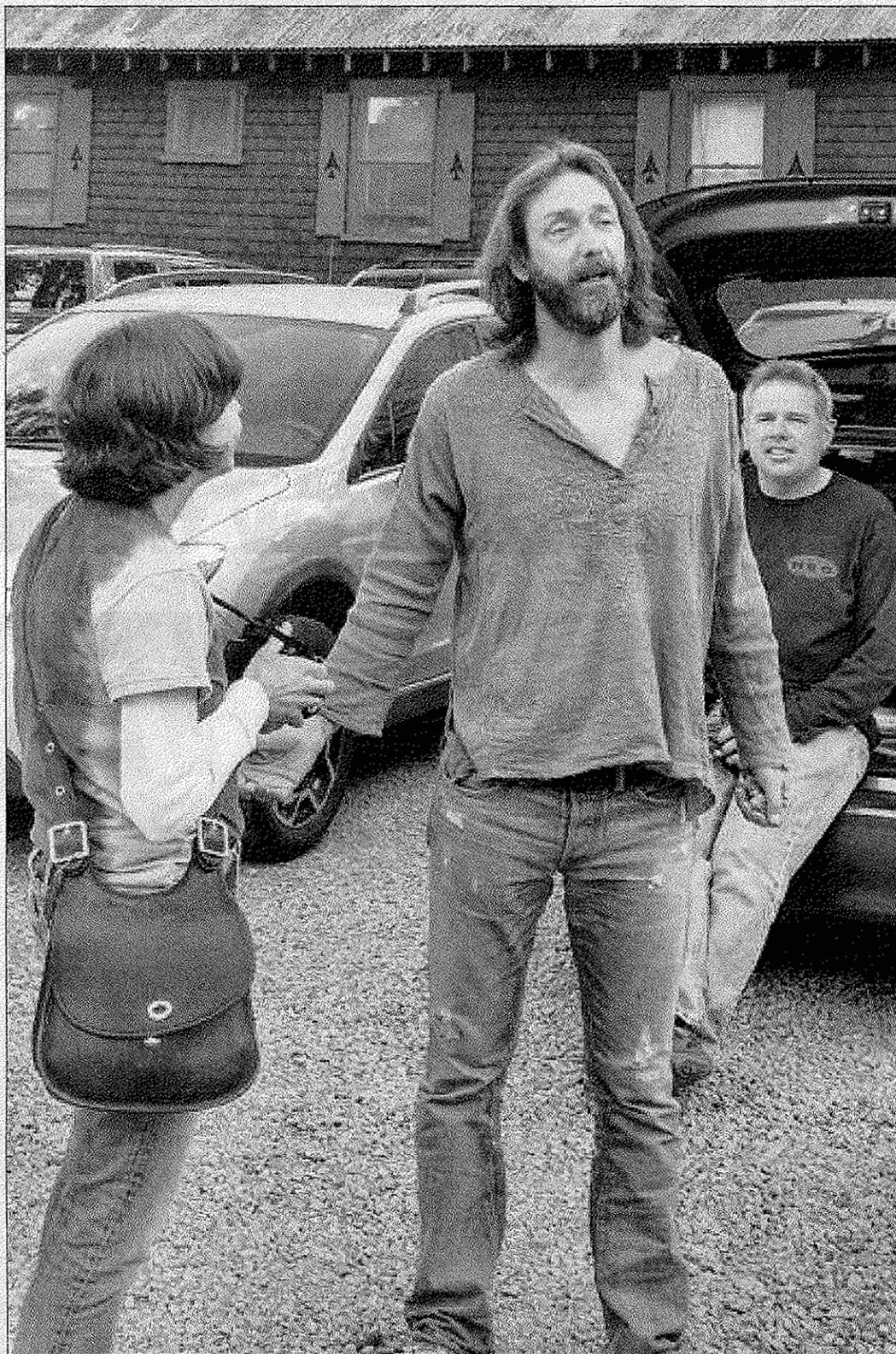
The Brotherhood's lineup lists Robinson, Adam MacDougall (also of the Black Crowes) on keyboards, drummer Tony Leone, Mark "Muddy" Dutton (of Burning Tree) playing bass and Neal Casal strumming guitar.

Parish managing partner Jason Perkins said CRB's show was "pretty much sold out" and he was impressed with the community's enthusiastic support of the weekend's festivities.

"Chris is a really cool guy and he's always game," said Perkins, adding that Parish has worked with CRB before at their other venues. "This was a big event for Calpine on opening weekend and there was really good, strong community support."

Lonesome Locomotive with Jojo Green and Josh Clark of Tea Leaf Green also performed during the weekend.

Surrounded by the Plumas



During a preshow interview with Feather Publishing, lead singer Chris Robinson says his band, the Chris Robinson Brotherhood, is a "homespun" California group and proud to be playing in Calpine for the Sierra Valley Lodge's debut weekend. Photo by Jon Jaress

National Forest, the lodge was originally built in 1919 as a recreation hall. Today, it operates as a music venue along with a full-service restaurant, Western-themed bar, lodging and camping/RV options.

Along with concerts, the venue is equipped to host graduations, weddings, cowboy poetry readings and more. Upcoming events include Cash'd Out, a Johnny Cash tribute band, May 16, and Camp Monophonics Weekend starting May 23.

"We look forward to people coming back," said Perkins.

Sierra Valley Lodge is located at 103 Main St., 30 miles north of Truckee on Highway 89.

For a listing of all events and venue information visit sierravalleylodge.net, or call 888-477-9288.



Former Black Crowes lead singer Chris Robinson is frontman for the Chris Robinson Brotherhood, shown here performing at Sierra Valley Lodge's grand opening weekend this month with a performance drawing hundreds. Photo by Ann Powers

"We're a California band and this is California. We're homespun."

Chris Robinson
Lead Singer
Chris Robinson Brotherhood



Sierra Valley Lodge opens its doors for the summer with live music throughout the weekend including Lonesome Locomotive playing on the venue's outside deck while guests enjoy a barbecue feast. Photo by Ann Powers

Coming Soon to

TOWN HALL THEATRE

FURIOUS 7

Fri., May 15 - Mon., May 18
7pm Show • 4pm Sunday Matinee
Rated PG-13 • 137 min.
Crime/Thriller

Dominic Torretto and his crew thought they left the criminal mercenary life behind. They defeated an international terrorist named Owen Shaw and went their separate ways. But now, Shaw's brother, Deckard Shaw is out killing the crew one by one for revenge. Worse, a Somali terrorist called Jakarde, and a shady government official called "Mr. Nobody" are both competing to steal a computer terrorism program called God's Eye, that can turn any technological device into a weapon. Torretto must reconvene with his team to stop Shaw and retrieve the God's Eye program while caught in a power struggle between terrorist and the United States government.



Huge Alturas Antique Auction

May 16-20, 2015

Antique furniture, logging, farm, mining, railroad, blacksmith, coins, firearms, taxidermy mounts, yard art, tools, Modoc memorabilia, etc.

Saturday, May 16 ~
Preview on property (Day 1)
& Internet bidding starts.

















icebreaker
MERINO
icebreaker

TRD WARRIOR

skn

SIERRA COUNTY ZONING CODE

15.12.130 CC Community Commercial District

- (a) Purpose and Intent: To stabilize, improve and protect the community business districts of the County. The CC designation shall only be applied in the general location of such centers either in urban areas or as designated in the General Plan.
- (b) Permitted Uses: Permitted uses are as follows: Stores, shops and offices supplying commodities and performing services, such as department stores, grocery stores, furniture stores, specialty shops, banks and other financial institutions, business offices, personal services, antique shops, artists' supply stores, restaurants, cocktail lounges, theatres, and similar enterprises, provided that such enterprises are conducted within a completely enclosed building, business and technical schools, schools and studios for art, music, dance and photography, commercial parking lots, hotels, motels, motor hotels, sales and service of new and used cars, mobilehomes and boats, automobile service stations, public and quasi-public uses appropriate to the community business district, including communication equipment buildings, bowling alleys, billiard parlors, garages for minor repairs, night clubs, dance halls, skating rinks, laundry, cleaning and dyeing establishments.
- (c) Accessory Uses: Accessory uses and buildings customarily appurtenant to permitted use. Living quarters when accessory to the principal permitted use.
- (d) Conditional Uses: Cabinet shops, electrical, plumbing, air conditioning, upholstery, printing and publishing shops, mortuaries, wholesale bakeries and creameries. Drive-in food and refreshment stands where the use is not confined to the enclosed area of the building.
- (e) Height Limitation: Two (2) stories or forty (40') feet.
- (f) Minimum Area, Width and Open Space: Lot or parcel of not less than 5,000 square feet when connected to an approved public water system and sewerage system; 10,000 square feet when connected to an approved public water system and an individual sewerage system, one acre when an individual private well and individual sewage system is used.
- (g) Minimum Yards: Front yard, none; Side yards, none, except when abutting a residential zone, then not less than that required for the abutting residential zone; Rear yard, none, except when abutting a residential zone, then not less than twenty (20') feet.
- (h) Parking and Loading: In accordance with residential zones, plus any additional as per a schedule to be developed pertinent to other uses. Parking and loading facilities shall not be located in the required front yard area.
- (i) Other Required Conditions: All uses shall be conducted within a completely enclosed building, except for service stations, off-street parking and loading facilities, and other recreational uses appropriate to the area. In any part of a CC zone directly across the street from any residential zone, the parking and loading facilities shall be at least ten (10') feet from said street, and the buildings and structures at least twenty (20') feet from said street. (Ord. 409, eff. 7/5/73, prior Section 86155-86164)



SIERRA COUNTY

Department of Planning and Building Inspection

Post Office Box 530
Downieville, California 95936

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

PC Exhibit
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Early Consultation / Project Review Routing Sheet

Date: June 3, 2015

To: Commenting Agencies

County Departments

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

Federal Departments

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

SB18 Tribes

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

State Departments

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

Other Agencies

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

Project Description

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

Application Number: **1619**
 Application Title: Sierra Valley Lodge Special Use Permit
 Assessor's Parcel Number: 012-122-001
 Property Address/Location: 103 /109 & 111 Main St. Calpine, CA
 Project Description: The project involves a special use permit (SUP) to allow 20 campsites, 10 R/V camp sites, and live music during the months of May through September at an existing lodge/restaurant. (detailed project description attached)

Planning staff's preliminary environmental assessment: undetermined at this time under CEQA Guidelines Sections

Comments and Conditions

- If there is any additional information required to evaluate and prepare conditions for the project, please send me a list of these items **within two weeks**.
- Please send your comments and conditions to me by **June 24, 2015**. If we do not receive a response by this date, we will presume that your agency has "no comment." If you require additional time for review, please contact me at: (530) 289-3251 or bpangman@sierracounty.ca.gov.

Sincerely,

Brandon Pangman
Planning Department

Signature, date

Comments are: Attached No comment

Print Name and Title

Print Agency

Brandon Pangman

From: Sam Longmire <nsaqmd.sam@gmail.com>
Sent: Friday, June 05, 2015 2:20 PM
To: Brandon Pangman
Cc: Gretchen Bennitt
Subject: Sierra Valley Lodge

PC Exhibit 13

Hi Brian,

The NSAQMD has reviewed the Early Consultation/Project Review for a Special Use Permit for 20 campsites and 10 RV camp sites at the Sierra Valley Lodge at 103, 109 and 113 Main Street (APN 012-122-001) in Calpine.

The document does not discuss campfires. If campfire sites are intended, the NSAQMD recommends that the applicant consider incorporating at most 1 or 2 traditional campfire sites to be shared and extinguished in the evenings, possibly with charcoal barbecue stands for individual sites, rather than traditional campfire sites at every campsite. If every site has a campfire, there could be smoke impacts to surrounding residences. A further option would be to use propane for "community" campfire sites. In addition, if any campfire sites or barbecue stands are included, the burning of garbage should be expressly prohibited, with this being included in signage or campground rules.

Otherwise, the NSAQMD has no comment.

Please contact me with any questions.

Sincerely,

Sam Longmire, APCS

--

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

ENGINEERING • SURVEYING • PLANNING • DESIGN

PC Exhibit
14

MEMO
June 8, 2015

TO: Brandon Pangman

FROM: Daniel B. Bastian, County Surveyor/Engineer

RE: **Sierra Valley Lodge – SUP. Application 1619**

Pursuant to the County's June 3, 2015 request for early consultation (preliminary environmental assessment), I provide the following County Engineer comments:

GENERAL

The site plan shows that it was prepared by "D.MAC Engineering" in 2007. If so, the law requires the plan to be stamped (and signed if "final").

TRAFFIC

I cannot conclude whether there would be an adverse traffic affect to Main Street. Traffic projections for the concerts and current trips would be helpful. More detail on the on-site layout/improvements is needed. It is hard to know if the project would physically interfere with normal or emergency response vehicles, or even be adequate for the weekend concert "rush". The site details will also help in determining if there will be an air quality issue.

HYDROLOGY

The county should have confirmation from Calpine Water District that there is adequate source, storage and flow for the proposed project. I think Calpine is dealing with an arsenic compliance issue that may be affected by a greater demand on their system.

FIRE PROTECTION

I cannot tell if adequate infrastructure exists to protect the health, safety and welfare of the proposed occupants (or concert patrons). Some improvements might be required.

Based on the comments noted above, which relate to my oversight, I recommend that a Mitigated Negative Declaration be prepared so that the above items can be more completely reviewed. I believe that it will be likely that mitigations will be required for improvements in: access, parking, fire protection, water service, ADA compliance, street encroachment(s), waste disposal, utilities, restroom, etc.

Please let me know if you have any questions.



SIERRA COUNTY

Department of Planning and Building Inspection

Post Office Box 530
Downieville, California 95936

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

PC Exhibit
15

Early Consultation / Project Review Routing Sheet

Date: June 3, 2015

To: Commenting Agencies

County Departments

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

Federal Departments

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

SB18 Tribes

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

State Departments

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

Other Agencies

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

Project Description

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

Application Number: **1619**
 Application Title: Sierra Valley Lodge Special Use Permit
 Assessor's Parcel Number: 012-122-001
 Property Address/Location: 103 /109 & 111 Main St. Calpine, CA
 Project Description: The project involves a special use permit (SUP) to allow 20 campsites, 10 R/V camp sites, and live music during the months of May through September at an existing lodge/restaurant. (detailed project description attached)

Planning staff's preliminary environmental assessment: undetermined at this time under CEQA Guidelines Sections

Comments and Conditions

- If there is any additional information required to evaluate and prepare conditions for the project, please send me a list of these items **within two weeks**.
- Please send your comments and conditions to me by **June 24, 2015**. If we do not receive a response by this date, we will presume that your agency has "no comment." If you require additional time for review, please contact me at: (530) 289-3251 or bpangman@sierracounty.ca.gov.

Sincerely,

Brandon Pangman
Planning Department

Comments are:

- Attached No comment

Docia Bostron 6/9/15
Signature, date

Docia Bostron, Asst. T/TC
Print Name and Title

Treasurer - Tax Collector
Print Agency



Sierra County Fire Protection District #1
PO BOX 255
Sierraville, CA 96126

Brandon Pangman
Sierra County Planning Department
P.O. Box 530
Downieville, CA 95936

June 17, 2015

RE: Sierra Valley Lodge Special Use Permit Proposal 12-122-001

Dear Mr. Pangman:

The Sierra County Fire Protection District #1 has structure fire protection and emergency medical service responsibility for the community of Calpine California. From those two perspectives, we are responding to the subject Special Use Permit Proposal circulated under the cover of your "Early Consultation/ Project Review.

CAMPFIRES: We ask that a restriction be adopted that campfires be outright banned or restricted to a single designated site with appropriate clearance and in close proximity to a charged garden hose.

Suggested text: "No campfires will be allowed." Or "No more than one campfire will be allowed and that campfire must have a clearing to mineral soil radiating 10 feet from the exterior limit of the fire perimeter and be in proximity to a charged garden hose (or better)."

EMERGENCY MEDICAL TECHNICIAN (EMT): We are concerned that the campers, especially those who have engaged in alcohol or potentially stimulants, might place excessive demands on our EMS capability. To offset this potential, we suggest that the applicant supply a trained EMT (or better) qualified person to be on site and in immediate contact with their security staff (or be part of the security team).

Suggested text: "A qualified EMT (or better) must be on site during all concerts and during time periods when on-site camping is allowed. The EMT must be in constant communication (radio or cell) with security staff."

COMPLIANCE WITH OCCUPANCY LIMITS, EXIT SIGNING, FIRE EXTINGUISHER CODE REQUIREMENTS: The additional risk outlined above are likely to surface during the same general period of peak occupancy loading. To avoid cumulative impacts, there must be strict compliance with code requirements.

Suggested text: "The applicant agrees to comply with fire codes relevant to the occupancy and use of the Sierra Valley Lodge."

We trust that these three suggestions will be brought forward as conditions of the Special Use Permit should one be issued.

Respectfully;

A handwritten signature in black ink, appearing to read "Jeff McCollum". The signature is fluid and cursive, with the first name "Jeff" being more prominent than the last name "McCollum".

Jeff McCollum, District Chief
Sierra County Fire Protection District #1

CC: Paul Roen, Supervisor District 3.

Brandon Pangman

From: Salli Wise <swiseone@gmail.com>
Sent: Monday, June 08, 2015 11:35 AM
To: Kathy Whitlow; Brandon Pangman
Subject: Sierra Valley Lodge special use permit

PC Exhibit
A

Good morning Kathy and Mr. Pangman,

I am responding to the email regarding Sierra Valley Lodge's request for a Special Use permit. I have the following comments:

1. I am strongly opposed to any tent-camping in the center of our small community. Besides accommodations at the Lodge itself, there is lodging in nearby communities of Sierraville, Portola and Graeagle, and there are campgrounds nearby on Hwys 89 and 49 that could be utilized. Calpine is a community, not a campground.
2. I support the request for 10 RV sites one weekend a month (May through September) as long as the RV's are completely self-contained. I would request there be no loud gatherings or music at the RV sites during events. The sites are providing additional accommodations those attending lodge events and are not "party spots" for private use.
3. I am strongly opposed to the use of portable outhouses; they are unsightly for those residents living in the immediate vicinity of the lodge and those of us using Main street to access our homes. They should not be unnecessary if RV's are self-contained and the lodge facilities are accessible to event participants.
4. I support the maximum 3-hour live, outside acoustic music events that are family-appropriate 1-2 times per month (May through September) between the hours of 12pm and 6pm.
5. I absolutely support the Lodge's commitment that there are no dogs allowed!
6. I would request that any special use permits be renewed annually with input from the community.

I also have the following concerns:

1. We now have graffiti and garbage up at the Calpine reservoir...this has appeared since the lodge opened. While I cannot place blame for these things on the lodge itself, it's opening brought a whole different group of people to our small, family-safe community who may not have the same respect and reverence for our natural setting.
2. There is significantly increased traffic on residential roads where children are present.
3. On lodge event weekends there have been hill-side motorbiking off the reservoir road that is tearing up the natural, beautiful forest environment. I do not believe this is the place for off-road motorbiking; dirt roads are fine...just not cross-country!

In closing, I moved to Calpine for the peaceful, quiet, private and safe setting. Many of my neighbors are here for the same reason. I wish the lodge success here in Calpine if it can be respectful of our small, family-oriented community and natural setting.

Thanks so much for your considerations and allowing community feedback,
Salli Wise

From: Brandon Pangman
Sent: Wednesday, June 10, 2015 10:29 PM
To: Tim Beals; Sara Smith; Kathy Whitlow
Subject: Fwd: Special Use Permit for Seasonal Campground, Sierra Valley Lodge

PC Exhibit
B

FYI. (Copy to file...)

-Brandon

Begin forwarded message:

From: Chuck Scimeca <magnarc2000@yahoo.com>
Date: June 9, 2015 at 8:48:43 PM PDT
To: "bpangman@sierracounty.ca.gov" <bpangman@sierracounty.ca.gov>
Cc: "rnrosewood1@gmail.com" <rnrosewood1@gmail.com>
Subject: Special Use Permit for Seasonal Campground, Sierra Valley Lodge
Reply-To: Chuck Scimeca <magnarc2000@yahoo.com>

Brandon Pangman

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

Dear Brandon;

First and foremost I want you and the County of Sierra to know that I am pleased that the Parish Entertainment Group, Sierra Valley Lodge has purchased the property and is attempting to make it a profitable venture. Their use of music venues is noted and I believe can be one of the primary sources for their future success. Their proposal to use their property for over night use as a campground is necessary if they are to succeed. Myself, and many of the Calpine residents want the Parish Entertainment Group to succeed for all to benefit.

However, a campground in the middle of a residential community can and will present potential difficult conflicts in regards to peace & quiet, health and safety and traditional law enforcement issues that on occasion will require arrest and transport. If this proposal is to succeed I would suggest the following ideas be considered prior to approval of the plan.

Formal Campground or Special Use Permit?

The proposal appears to be an application to approve a low impact campground, meaning that it will physically not be a full service campground having showers, easily accessible

restrooms, hook-ups etc. One of the main concerns will be, the various health & sanitation issues that can and will arise. The proposal is for the spring summer season. The County has prudentially chosen not to consider a formal application for a permanent seasonal campground. If it had, it would have been administratively difficult to manage requiring a long process involving the California Environmental Quality Act review and all the process that goes with it and the full requirements of the Sierra County planning Department.

In this regards, I am pleased that a **“Special Use Permit”** only is being considered. The permit process should require that if a specific clause is not met, the permit can immediately be pulled and the activity stopped. The following is what I would suggest for additional considerations:

- Quiet hours, no outside amplified music or sound after 10:00PM
- No dogs
- Limit driving through the campground and residential roads after 10:00PM unless it is of absolute necessity
- Limit occupancy of each campsite to no more than eight (8) people
- Limit each campsite to no more than two (2) cars or three (3) motor cycles
- A check out time of 11:00AM on Sunday
- Campers & motorhomes need to be fully self-contained
- Required, additional chemical toilets near each of the designated campsites
- No ground fires, except in designated areas approved by the fire marshal or his designee

A formal campground would require all of the above rules suggested above to be enforceable by County Ordinance, which would also take an extended period of time for the approvals, hearings and would be an additional burden for County law enforcement.

The good news is that a special use permit does not require this. The special use permit would only need the periodic review of the County Planning/Health review officer to make certain all conditions are being followed. If the conditions are not being adhered to then the permit is pulled and the activity is stopped and no new permits are issued until further review and proof of compliance.

Additional considerations in the permit might include a risk management review, Liability insurance for the event (s) specifying the County as the beneficiary, special event fee to be charged by the County, additional chemical toilets or trash recepticals as the need arises, the amount of private security required, and the additional need for a possible off duty “peace officer” with powers of arrest to monitor the programed activities and campground. The cost of this service would be paid by the holder of the permit, the Sierra Valley Lodge. These are just a few suggestions of the benefit of a special use permit.

Most importantly the Special Use Permit is a flexible document leaving the County of Sierra in the best possible position to review and modify the performance of the permit holder where and when needed. I whole-heartedly support the approval of a special event permit for the Sierra Valley Lodge seasonal campground, if County conditions can be met and those conditions reflect the concerns of the residents of Calpine.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,

Chuck Scimeca, Home Owner
301 Mountain View Avenue
Calpine, CA
(530) 277-1573

Chuck Scimeca

13198 Owl Creek Road
Nevada City, CA 95959
530 277-1573 bus.
530 477-6750 fax

Received

June 15, 2015

JUN 22 2015

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

Sierra County Planning
& Building Department

To: Brandon Pangman:

I am writing in response to the Sierra Valley Lodge and their recent 'festivals'. After talking with Bill Nunes and Paul Rowen I was told there were NO permits granted for the camping and RV parking. I am confused as to why on two different weekends the SVL was allowed, permitted or not, to allow the camping and RV parking to remain when it was not permitted. The amount of noise on both weekends, along with the numbers of people roaming around in our very small community, was upsetting. I have only lived and owned property in Calpine for three years. When I decided to move from North Lake Tahoe to Sierra County, I looked into the county's size and building ideas. After living for nearly 40 years I was pleasantly surprised to hear from several people that the Building Dept. is concerned about growth and the direction of growth in the several small communities.

When the SVL was recently purchased, the new owners knew how many rooms, etc. they would have for their musical 'festival' needs. It was not that they did not know how many rooms were needed. It feels as if, to quote a young resident of Calpine, the owners are 'flipping off' not only the community but the Planning Department. They were notified on both weekends that they could not have camping, yet, the second weekend, June 12,13,14 there were at least twice the number of campers and RVs as the first weekend when they were also informed they were not allowed the camping. It appears the owners and managers don't think the rules pertain to them because they continue to disregard the permitting process and proceed as they wish.

I am a property owner of two homes in Calpine. I simply adore the community with residents of all ages. My son and his wife live in Calpine and hope to raise a family here. We are extremely fortunate to have children that actually ride their bicycles around town, children that play at the play area and use the ball field and basketball courts. During the mass influx of non-residents for the SVL, the numbers of dogs using the ball field for a bathroom/dog park, was upsetting. Our children use that ball field and I did not see anyone picking up their dog's waste. The current managers of the SVL allow their dogs to run wild, chasing other dogs, and using the ball park as a bathroom. With that type of non respect, how can we expect from the masses that come into our community to use, abuse and then leave? I mention the dogs and waste because the application for a special use permit seems to be giving 'lip service' to several areas of concern, including dogs.

I have read the application for Preliminary Environmental Questionnaire and I find that to be a joke. No noise after 10:00PM by campers, reaching out to the neighbors, when none of that happened. The Special Use Permit Application should speak for itself in several areas of evidence. 20 campsites and 10 RVs is too many when the owners have shown no respect for either the community and the process put in place by the Building Dept. I hope the Planning Department will restore the community to being a community and not allow the out of town owners of the SVL to dictate, abuse and ruin the community we are so fortunate to have.

To sum things up, I bought homes in a COMMUNITY of residents with single family homes. I did NOT buy homes in a campground and certainly NOT in a campground without permits or respect for others. I very respectfully request strong and swift action be taken to prevent our community from being ruined by disrespecting owners of SVL.

Sincerely,

Frank Galbreath
1106 Calpine Ave.
Calpine, CA 96124

June 15, 2015

To: Sierra County Department of Planning
P.O. Box 530 Downieville, CA 95936

Attn: Brandon Pangman
Kathy Whitlow

After reviewing the Special Use Permit submitted to the Planning Dept. of Sierra County by the owners of the Sierra Valley Lodge we wish to have our concerns heard and taken into consideration before any permits are granted. It has been very clear the use the owners of the SVL wish to use the lodge for is inconsistent with a community such as Calpine. We do not wish to live in a campground/RV park. There is a need for compromise regarding the use of the lodge but it must be done with respect for laws, rules for use and consideration of the nature and community as a whole. Concerns from the community relate to everything from excessive noise from outside music, camping/Rvs and numbers of such, dogs using the ball park as a toilet, lack of facilities when camping MIGHT be allowed, loud music following music concerts and the attendees screaming and making excessive noise after such concerts. There is also the major concern of the SVL owners NOT respecting rules of numbers, dates of 'festivals' and permits not being granted before going ahead with such music events. Simply stated, we sign this letter in hopes the Planning Dept. of Sierra County will not only hear our concerted voices but protect the community and the residents property rights of Calpine, CA from allowing the current owners of SVL to disregard and ruin a wonderful community. The requested 5 weekends a season are excessive in our opinion, especially when there has not been shown any respect for either community or permits to date and having been advised of such verbally and by email.

- W. L. G. Box 11 CALPINE CN. 96124 916 955 1944*
- Nancy Stewart " " "*
- Robert Sigurdo Box 17 Calpine 96124*
- Dund Balle } P.O. Box 102, 207 Loates*
- Jessica Birnbam } Calpine 530-414-5328*
- Nancy Harrack } Calpine } P.O. Box 28*
- w. Paul } Calpine }*
- Michelle Faulk } PO BOX 261, Calpine*
- J. J. }*
- Michael S. Elmer 312 main St Po BX 104*
- Michael S. Elmer 312 main St Po BX 104*
- Theresa F. Wolf-Murphy 102 CALPINE ST. CALPINE 96124*

PC Exhibit

E

Received

To Sierra County Planning Department
I live at 300 Main St, directly
across from the Lodge - this is
my observation was - no managed
parking (which is crazy when you
bring in 100 or so people to a small
town, no porta potties, - many many
dogs - not on leashes, loud yelling -
in the depth of night, car alarms
going off - many motor homes
parked next to our playground -
I also saw - 4 pickup trucks camping
and one large motor home parked across
#89 - on Forest Service property - I observed
this at 7^{A.M.} o'clock in the morning on
Sat - June 17 - so they spent the night there
all in all it doesn't look good to me

poor planning, no safety for the town or our kids playground.

I also walk my dogs everyday on that forest service property directly across from main st - Campers out there don't make me feel safe from fire - I think that's how south shore burned down -

Sincerely

Bobbi Bigham

Received

JUN 19 2015

Sierra County Planning &
Building Departments

June 21, 2015

Brandon Pangman
Sierra County Planning Department
PO Box 530
Downieville, Ca 95936
www.bpangman@sierracounty.ca.gov

cc: Elizabeth Morgan-Sierra County Health
Paul Roen, Supervisor

re: Project review #1619

Sierra Valley Lodge Special Use Permit

Dear Mr Pangman, et all

I have been seriously considering the positives and negatives of this project, and how it affects Calpine residents and property owners, of which my wife and I have been for 11 years.

We feel that as property owners of the Sierra Valley Lodge, the Parish Entertainment Group have rights, but they also have responsibilities in and to the community of Calpine. Certainly one of their rights is to be able to operate a successful, moneymaking, dining, drinking and music venue. Certainly one of their responsibilities is to be a “good neighbor” in the Calpine community, and in this aspect, there is much division on what qualifies as a “good neighbor”.

We do not have a problem (living less than 50 yards from the western site) with 20 tent camping sites and 10 RV/car camping sites on one weekend per month, May through September - Friday and Saturday night. Our concerns reflect that there is no apparent attempt to keep that number to 20 and 10, or in the specified areas shown on the attached map. Plus, we assume RV and car camping is being encouraged on Lodge parking areas and in the street. We feel that if the numbers and placement of campers cannot be controlled as to the permit request, then we wish to have no camping whatsoever.

We do not have a problem with non-amplified music on the deck, Saturday or Sunday, between 3 and 6 PM. We feel the community has “spoken” in their distaste for any amplification.

We feel that this request for camping is very much to drive business for the lodge, restaurant, bar, and music venue. We feel if the county were to allow camping onsite to benefit the Sierra Valley Lodge's business, there should be no amplified music, cooking and drinking whatsoever in the sites (I have witnessed all three). Shouldn't people be eating, drinking and listening to music in the Lodge and not in the street?

We feel that their policy of "no dogs on-site" is a good one, but almost impossible to enforce - locals are to blame as well.

We feel that the largest detriment to the additional numbers of people brought in by camping is sanitation. There is no way that someone in a tent on the western site, or in a pick-up/RV on the east will arise at 4:00 AM with a need to eliminate, and walk to the Lodge building toilet. We must insist an "adequate" number of Port-a-Potties or Sani-Huts in each camping area. It seems obvious to me that all of this additional use may overcome the antiquated septic holding capacity, and result in a Health Department Red Tag, and should that occur there would be no business at the Lodge whatsoever.

We would like to see a certain number of 24 hour security required for these big weekend functions.

And lastly, we would request that this permit be an annual one, renewable by administrative approval. So, if in the community or county's view that the Sierra Valley Lodge or Parish Entertainment Group were not holding up the permit provisions, and not being a "good neighbor", the permit would be rescinded.

Sincerely yours,

Russell and Nancy Rosewood

300 Main St. PO Box 251

Calpine, Ca 96124

Brandon Pangman

From: [REDACTED]
Sent: Tuesday, June 23, 2015 3:58 PM
To: Brandon Pangman
Subject: Sierra Valley Lodge in Calpine

PC Exhibit
G

Concerns re special use permits in Calpine...on Jun 12 and 13 the lodge held one of their special events. It looked like Woodstock\Burning man with clothes. Cars, rv's, tents all over the lawns... Trashy. No toilet facilities. One gal said she just went outside on the grass. Dogs running about. Noisy an loud. Did they have a permit for the weekend? You should limit trailers....no tents...cars on the designated parking areas only...at least porta potties for sanitary use. Limit loud music outside at night. I hope they also limit these big events...not sure this is what the people that live in Calpine bargained for. I hope my name is kept confidential.

Brandon Pangman

From: Michelle Thomsen <mthomseme@yahoo.com>
Sent: Tuesday, June 23, 2015 7:09 PM
To: Brandon Pangman
Subject: Sierra Valley Lodge Special use permit

PC Exhibit
H

Brandon Pangman,

I understand you are the person to send our concerns to regarding the SVL proposal, therefore.

After reviewing the SVL proposal and as a Calpine resident, I must express my concerns and objections about allowing camping in our community. According to the proposal, the owners of the SVL are asking for 20 campsites and 10 RV sites once a month, however to date, when these events have taken place, regardless of having a permit to do so, there have not been any restrictions on the number of campers/RVs that inhabit the grounds. At one point during one of these "music festivals" we counted over 60 campers/RVs on the property, which did not include the mass number of RV's lining the neighborhood streets used as overflow parking and camping. If permission to have a permit were given to SVL, what makes the county believe they would place any guidelines into effect and who would actually be monitoring that to ensure its met? Not to mention, to date, there have been no proper facilities, (i.e. bathrooms, trash receptacles) of any kind to accommodate that type of crowd. As well, the lack of discipline leads to overflow of campers into the surrounding areas, and in front of our homes, where again there's is a lack of enforcement. The type of atmosphere the owners of SVL are creating is not attracting people who love the outdoors, but people who are attracted to partying all night without any limitations. A small neighborhood community of Calpine is not the type of place to have such an attraction. In my opinion, the owners of SVL have showed the utmost disrespect to the community with a tremendous lack of professional responsibility by allowing these events to exist without regulations or permits thus far.

I understand you have a big decision to make, Calpine is my home and I appreciate you taking the time out to review the concerns of Calpine residents, such as myself. Thank you.

Michelle and Kurt Haselton
PO Box 261, Calpine

PC Exhibit
I

June 15, 2015

To: Sierra County Department of Planning
P.O. Box 530 Downieville, CA 95936

Attn: Brandon Pangman
Kathy Whitlow

FAX 530-289-2828

After reviewing the Special Use Permit submitted to the Planning Dept. of Sierra County by the owners of the Sierra Valley Lodge we wish to have our concerns heard and taken into consideration before any permits are granted. It has been very clear the use the owners of the SVL wish to use the lodge for is inconsistent with a community such as Calpine. We do not wish to live in a campground/RV park. There is a need for compromise regarding the use of the lodge but it must be done with respect for laws, rules for use and consideration of the nature and community as a whole. Concerns from the community relate to everything from excessive noise from outside music, camping/Rvs and numbers of such, dogs using the ball park as a toilet, lack of facilities when camping MIGHT be allowed, loud music following music concerts and the attendees screaming and making excessive noise after such concerts. There is also the major concern of the SVL owners NOT respecting rules of numbers, dates of 'festivals' and permits not being granted before going ahead with such music events. Simply stated, we sign this letter in hopes the Planning Dept. of Sierra County will not only hear our concerted voices but protect the community and the residents property rights of Calpine, CA from allowing the current owners of SVL to disregard and ruin a wonderful community. The requested 5 weekends a season are excessive in our opinion, especially when there has not been shown any respect for either community or permits to date and having been advised of such verbally and by email.

Bobbie Bighan 300 Main St

Jim Adams 107 Coates Ave

Phon Paul Box 41

Dr. Rauschman P.O. Box 202

108 Coates Ave

JOANN Chesney 202 Main St. (I regret it to our meeting
(A town meeting might be good) I do mind the amount of tent camp
I don't mind the music & the people.

John M. Donald Main St

July 1, 2015

JUL 6 - 2015

Brandon Pangman
Sierra County Planning Department
PO Box 530
Downieville, Ca. 95936

Received

Brandon,

Just received a copy of the Early Consultation/Project Review Routing Sheet dated June 3, 2015 regarding a special use permit for the Sierra Valley Lodge to allow 20 campsites and R/V sites on their property.

We own the residence at 302 Farrar Ave. which is adjacent to the Lodge property being considered for campsites. We have had a residence in Calpine for over 30 years and enjoy the quiet and tranquility afforded by country living. Such campsites grossly increase unnecessary noise levels on our property. We know this to be true since the Lodge proprietors already have allowed unpermitted camping since opening May 1. Much of the noise comes from camper's dogs left tied outside tents or inside vehicles while the owners go to dinner or to listen to music, and goes on for hours unabated. Other noise such as loud talking can last until very late at night. Even if the Lodge proprietors promise a no dog policy, who will enforce it? The proprietors cannot be expected to turn away a paying customer just because they arrive with the family pets.

Another concern is a lack of restroom facilities. How practical is it to assume that someone is going to get up in the middle of the night and stumble all the way to the Lodge restroom? It is more likely that many campers, along with their dogs, will use nature's restroom on the property surrounding the campground.

We are also concerned about the security of our property being jeopardized by allowing campsites so near.

Music and entertainment are a welcome addition to life in Calpine, but campgrounds belong outside of town, not in the middle of it.

Regards,



Kathryn Chase



Stephen Buse