



Rio Plumas RV Resort 24158 Highway 70, Twain, CA

Bill Papanos (619) 855-7053

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Plumas Zoning Administrator and Planning Department-

Thank you first, for your service to our community and for taking the time to listen to my proposal.

My name is Bill Papanos and I, along with my wife are the owners of the property located at 24158 Highway 70, Twain, CA. (and adjacent property 23990 Highway 70, Twain, CA).

Request

We are requesting the rezoning of our land at 24158 highway 70- Twain Ca from mining to allow for the development of a tourism and resort destination. In particular, the building of an RV resort that would accommodate 20 RV spaces, with full hook ups, a dog park with washing station, a laundry room, bathroom, showers and visitor clubhouse.

Our goal is to transform land that has been historically used for extraction into a vibrant destination that supports tourism, recreation, and community life, while also bringing new economic opportunities to the community.

Current Zoning/Mining Limitations

The current zoning for this property includes mining, agriculture and livestock. Because of the mining and its irreversible land damage, such as topsoil destruction, habitat destruction and soil damage/loss. Because of all of this it is clear that the land is no longer suitable or active for mining. While mining has served this area in the past, it no longer reflects the best and highest use of the land. Leaving this land idle would create limited community or economic value.

Proposed Use: Resort Vision

Our proposal is to rezone this property into a tourist/resort village- a destination that could feature lodging, dining, entertainment, outdoor recreation and event spaces. This will not only restore and beautify the land, but will also align with the county's long-term tourism strategy and comprehensive plan, thus echoing the Plumas County motto, "Land of many uses."

*Please see the exhibits of the new development plans

Community and Economic Benefits

The project will bring:

- Jobs both during construction and permanent hospitality positions
- Tax revenue growth from property, sales and tourism
- Support for local businesses; guests will shop, dine and explore the broader area
- Environmental restoration; turning mined land into landscaped, sustainable spaces."

Infrastructure and Services

We have considered all of the following:



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- Sufficient utilities and water capacity
- Collaboration with emergency services to ensure safety

We are committed to minimizing the strain on existing infrastructure

Environmental commitment

In this reclamation of land we will remediate the mining areas, introduce green building practices and dedicate portions of the land to open space, trails, and recreational opportunities.

Alignment with County Vision

This project supports the county's goals of attracting visitors, diversifying the economy, and enhancing quality of life for residents. We've spoken with community members and neighbors, and there is enthusiasm for transforming this land into something that everyone can benefit from. Fulfilling the motto of, "Land of Many Uses."

Closing

In closing, we respectfully request your approval of this rezoning application.

This is an opportunity to repurpose mined land into a destination that creates jobs, revenue and pride for the county.

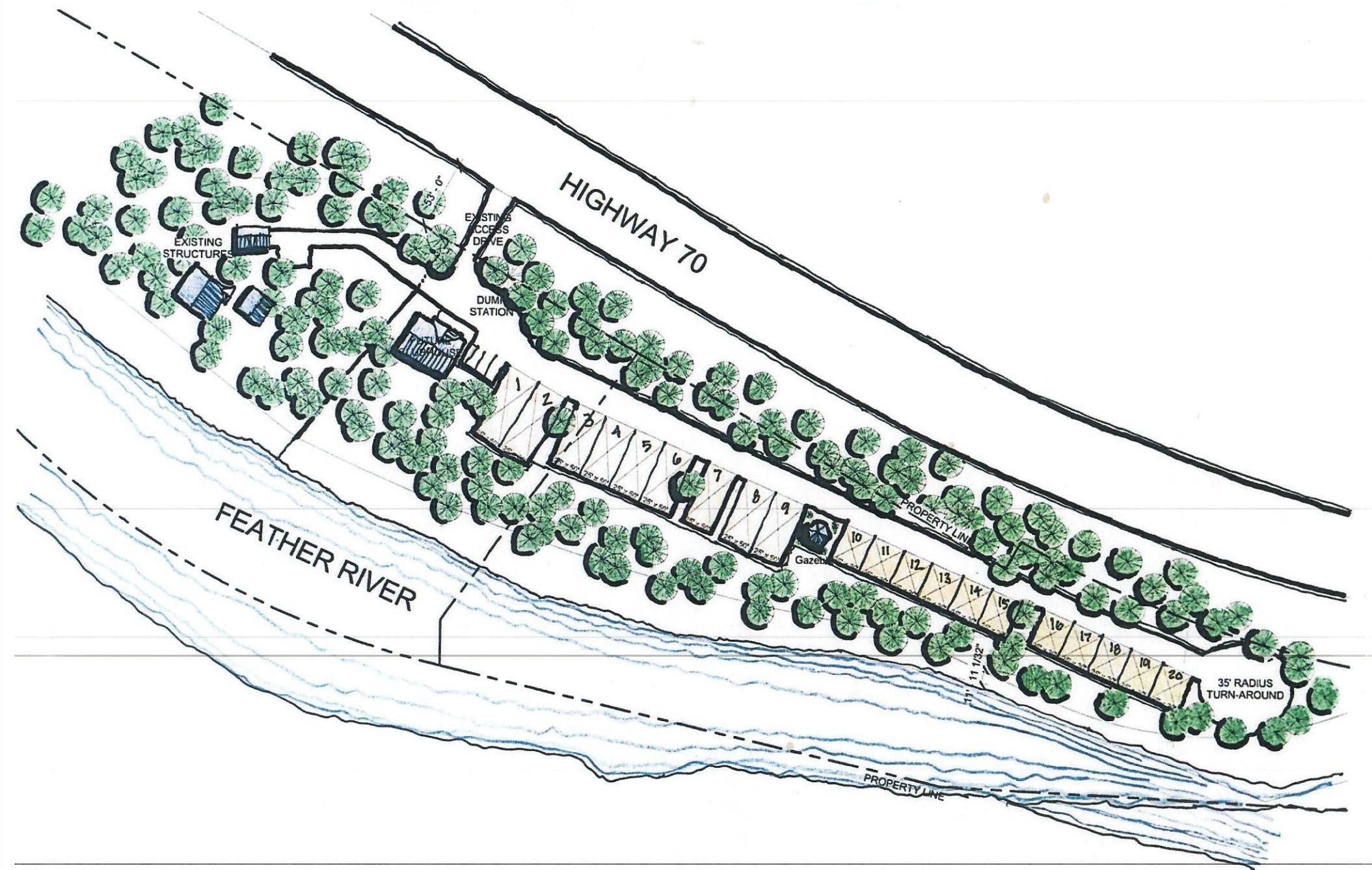
Thank you for your time, and I welcome any questions.

[Other mining use/rights problems](#)

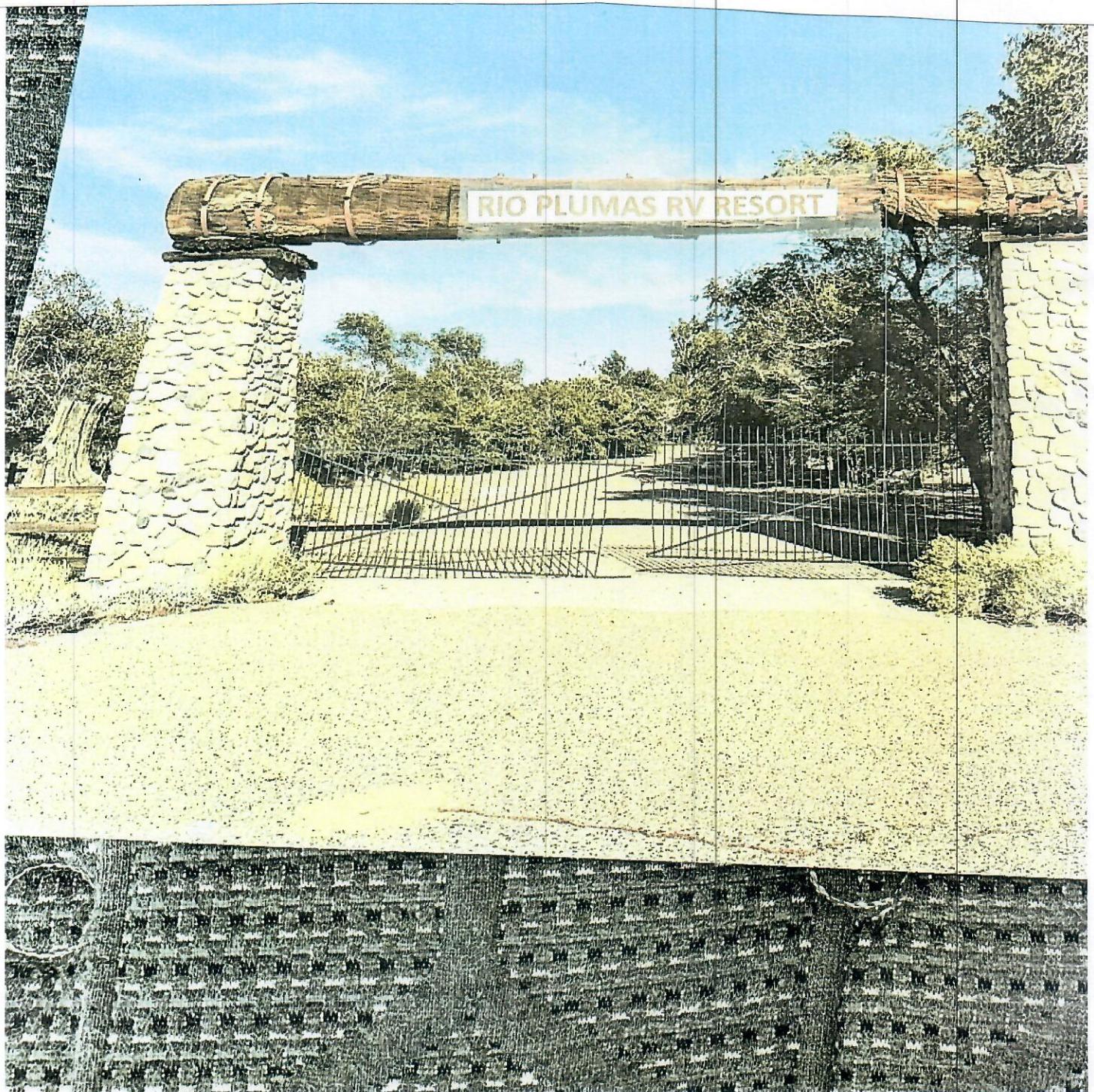
Additional resources:

[Site plan Rio Plumas RV Resort](#)

[Smaller rendition of RV Resort](#)



PROPOSED ENTRANCE RIO PLUMAS RV RESORT



FULLY EQUIPPED FIRE TRUCK FOR ANY FIRE ON THE
RIO PLUMAS RV RESORT, & EQUIPPED TO EXTRACT
WATER FROM RIVER FOR FULL FIRE PROTECTION

