

NOTICE OF DETERMINATION

TO: [X] Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814  
[X] County Clerk  
County of Plumas

FROM: Plumas County Planning Department  
555 Main Street  
Quincy, CA 95971  
(530) 283-6213

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2021060653

Project Title: Spring Valley Ranch Special Use Permit – U 8-20/21-07

Project Applicant: Plan C Holdings, LLC

Project Location: 9340 and 9900 Carmen Valley Trail, and 5996 Beckwourth Buttes Road, Beckwourth, unincorporated Plumas County, CA; APNs 025-230-016-000, 025-230-017-000, and 025-440-011-000; T22N/R14E/Secs. 15, 21, 28, 33, MDM; Latitude: 39.729172/Longitude: -120.425820

Project Description: This is a special use permit to continue the use of a working ranch in an agricultural zone while developing a private retreat within a residentially zoned property. The proposed project would develop the property with a private retreat facility, inclusive of the continuation of the working ranch, bed and breakfast inn guest rooms, place of assembly and recreation facilities. The retreat facilities would include up to 58 guest rooms and would be spread across two new groupings of structures identified in the project as Village 1 and Village 2 and a separate grouping, the Support Village on 1,140.78 acres.

This is to advise that Plumas County has approved the above described project on September 8, 2021 and has made the following determinations regarding the above described project:

- 1. The project [ ] will [X] will not have a significant adverse effect on the environment.
- 2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [X] were [ ] were not made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [X] was [ ] was not adopted for this project.
- 5. A statement of Overriding Considerations [ ] was [X] was not adopted for this project.
- 6. Findings [X] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration 681 with record of project approval, is available to the general public at: Plumas County Planning and Building Services, 555 Main Street, Quincy, CA 95971.

Date Filed 11/30/2021  
By Marcy Demartile, Deputy  
MARCY DEMARTILE, County Clerk/Deputy  
Tracey Ferguson  
Tracey Ferguson, AICP, Plumas County Zoning Administrator

CERTIFICATE OF POSTING  
I hereby certify that from 11/30/2021 to 12/29/2021, I posted a copy of this Notice of Determination in the office of the Plumas County Clerk (30 days).

By Marcy Demartile, Deputy on 11/30/2021  
MARCY DEMARTILE, County Clerk/Deputy

Doc # 2021-052  
Rec # 32-11302021-053



**NOTICE OF EXEMPTION**

TO: [ ] Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Plumas County Planning and Building Services  
555 Main Street  
Quincy, CA 95971  
(530) 283-7011

[X] County Clerk  
County of Plumas

**Project Title:** Special Use Permit-Sierra Buttes Trails Stewardship; File No. U 9-21/22-02  
**Project Location:** 47 Trilogy Lane, Quincy, Unincorporated Plumas County, CA; Assessor's Parcel Number 117-350-022-000; T24N/R10E/Sec.18, MDM  
**Description of Project:** Special Use Permit for Public service facility  
**Name of Public Agency Approving Project:** Plumas County Zoning Administrator  
**Name of Person or Agency Carrying Out Project:** Sierra Buttes Trails Stewardship

**Exempt Status (Check one)**

- [ ] No possible significant environmental effect (Sec. 21082.2; 15061(b)(3));
- [ ] Ministerial (Sec. 21080(b)(1); 15268);
- [X] Categorical Exemption. Section Number: 15301 (Class 1)
- [ ] Statutory Exemptions. State Code Number: CEQA 15264
- [ ] Emergency Project (Section 15269)

**Reason why project is exempt:** The project most closely conforms with the Class 1 exemption under the CEQA guidelines as a use conducted in an existing structure. The special use permit, as enacted by the conditions of approval and applicable building codes, serves to prevent material damages to adjacent properties and to provide suitable safeguards to ensure environmental compatibility with the surrounding area.

11/19/21  
Date

Tracey Ferguson  
Tracey Ferguson, AICP, Zoning Administrator

11/30/21  
Date Filed

Marcy DeMartile Deputy  
Marcy DeMartile, County Clerk/Deputy

**Certificate of Posting**

I hereby certify that from 11/30/21 to 12/29/21 (30 days), I posted a copy of this Notice of Exemption in the Office of the Plumas County Clerk.

By Marcy DeMartile Deputy  
MARCY DEMARTILE, County Clerk/Deputy

Date: 11/30/21

Doc # 2021-053

Rec. # 32-11302021-053

