

[jhankins@yubaplanninggroup.com](mailto:jhankins@yubaplanninggroup.com)

---

**From:** Jack Rosevear <chiefrosevear@beckpeakfdp.com>  
**Sent:** Friday, February 14, 2025 9:16 AM  
**To:** Velazquez, Marco  
**Subject:** Re: Meadows Edge Special Use Permit

You don't often get email from chiefrosevear@beckpeakfdp.com. [Learn why this is important](#)

**CAUTION: This email originated from OUTSIDE THE ORGANIZATION. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Marco. Hope you are well. I have not seen this information prior to today, but had a discussion on the phone with the applicant, a month or more ago. I'm glad to be included early on with projects in the future.

The project plan indicates a 10,000 gallon water tank and fire hydrant, which is acceptable. The hydrant will need collision protection with steel bollards. The only other requirement is adequate defensible space around the project area. If you can make note of this on the requirements with this or similar:

The project must comply with adequate vegetation management requirements per California Public Resources Code 4290/4291. Distance requirements will be at least 100 feet of vegetation clearance around the project area. Compliance must be achieved prior to final inspection. Contact Chief Rosevear-Beckwourth Peak Fire District for further information and details (530-816-0525).

Thanks sir!  
Jack

On Fri, Feb 14, 2025 at 08:12 Velazquez, Marco <[marcovelazquez@countyofplumas.com](mailto:marcovelazquez@countyofplumas.com)> wrote:

Good morning,

This is a follow up for the Meadow Edge Park Special Use Permit application review.

Please let me know if you would like to comment on this project and haven't done so as today is the deadline.

If you have already provided a comment, please disregard this email.

Best,

**Marco Velazquez**

**Associate Planner**



Plumas County Planning Department

---

**From:** Velazquez, Marco  
**Sent:** Tuesday, January 14, 2025 3:18 PM  
**To:** Velazquez, Marco <[marcovelazquez@countyofplumas.com](mailto:marcovelazquez@countyofplumas.com)>  
**Cc:** Ferguson, Tracey <[TraceyFerguson@countyofplumas.com](mailto:TraceyFerguson@countyofplumas.com)>; Evans, Tim <[TimEvans@countyofplumas.com](mailto:TimEvans@countyofplumas.com)>  
**Subject:** Meadows Edge Special Use Permit

Good Afternoon,

The Planning Department received a revised Special Use Permit application to reduce the scope to a 50-unit expansion of the existing 53-unit “Meadow Edge” mobile home park in the Town of Vinton for a total of 103-units. The original application was circulated in October 2022 and proposed 151 units for a total of 204 units.

The applicant and owner is Meadow Edge Park LLC. This proposed project is located [92400 Highway 70, Vinton, CA 96135](#); unincorporated Plumas County; APN 010-200-002; T23N/R16E/Sec.34, MDB&M. The parcels are zoned “S-1” Suburban and “C-3” Convenience Commercial with “F” Farming and “SP-ScR” Special Plan Scenic Road combining zones. Note, the Planning Department has confirmed the mobile home park is a lawful non-conforming use as to the current parcel zoning and as it relates to the 1979 zoning standards under the originally approved Special Use Permit issued on December 20, 1980.

Attached is the current information on this project, including:

- Revised Project Description
- Preliminary Plan Set (Overall Site Plan and Utility Plan and Grading and Drainage Plan)

The following additional technical studies and reports are available at the following link: [Meadow Edge Park 50-unit expansion](#). Please download, as applicable, to your agency:

1. Updated Biological Resources Assessment
2. Updated Cultural Resources Inventory Survey
3. Revised Preliminary Drainage Report
4. Transportation Impact Study (dated 06/15/24) and Addendum (dated 12/05/24)
5. Preliminary Septic Design
6. Water Well System Operations Memo

I am reviewing this project to determine if the application is complete and to determine if the project may have a significant effect on the environment.

I would appreciate any suggestions you could make as to how the project might be modified to reduce or avoid any significant effects. Also, I would appreciate any recommendations you can make regarding approval or conditions of approval. Please be as specific as you can, as that will assist me in obtaining information you might need.

If you have no comment on this project, I would appreciate being told by responding to this email with "no comment."

Please respond by February 14, 2025, whether you have a comment or not. If you intend to respond but cannot do so by February 14, 2025, please call me at (530) 283-7020, and Planning staff can make an accommodation.

Best,

**Marco Velazquez**

**Associate Planner**



Plumas County Planning Department

P: (530) 283-7020

[marcovelazquez@countyofplumas.com](mailto:marcovelazquez@countyofplumas.com)