

NOTICE OF DETERMINATION

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

FROM: Plumas County Planning Department
555 Main Street
Quincy, CA 95971

[X] County Clerk
County of Plumas

(530) 283-6213

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

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

State Clearinghouse Number: 2021060653

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 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** approved the environmental document for this project and has made the following determinations regarding the above described project:

- 1. The project as mitigated will not have a significant adverse effect on the environment.
- 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA

X A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

- 3. Mitigation measures were made conditions of approval of the project.
- 4. A statement of Overriding Considerations was not adopted for this project.

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 09/14/2021

Tracey Ferguson
Tracey Ferguson, AICP, Plumas County Zoning Administrator

By Marcy Demartile
MARCY DEMARTILE, County Clerk/Deputy

CERTIFICATE OF POSTING

I hereby certify that from 09/14/2021 to 10/15/2021 I posted a copy of this Notice of Determination in the office of the Plumas County Clerk (30 days).

By Marcy Demartile on 09/14/2021
MARCY DEMARTILE, County Clerk/Deputy

Doc. # 2021-041

Receipt # 3209142021-041



2021 ENVIRONMENTAL FILING FEE CASH RECEIPT

Complete the information and submit with each set of documents presented for filing. Please provide an original set and (3) three sets of copies for filing.

RECEIPT NUMBER: 32 - 0914202 - 041
STATE CLEARINGHOUSE NUMBER (If applicable) 2021060653


LEAD AGENCY PLUMA COUNTY PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 09/14/2021
COUNTY/STATE AGENCY OF FILING PLUMAS COUNTY	DOCUMENT NUMBER 2021-041	
PROJECT TITLE SPRING VALLEY RANCH S.U.P.		
PROJECT APPLICANT NAME PLAN C HOLDINGS, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 310 282-2187
PROJECT APPLICANT ADDRESS 10100 SANTA MONICA BLVD.#2200	CITY LOS ANGELES	STATE CA
		ZIP CODE 90067
PROJECT APPLICANT (Check appropriate box)		
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,480.25	\$ 2480.25
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,171.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$ 50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ 2480.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE CARLOS R. FELICIANO-LABARCA/DEPUTY CLERK
Date 09/14/2021	Telephone Number 530-283-6139

DO NOT WRITE BELOW THIS LINE

The following will be completed by the County Clerk's Office

Signature of person receiving payment:  , Total Received: \$ 2,480.25 -
Deputy County Clerk

Posted: 09/14/2021 through 10/15/2021