

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Meadow Edge Park Manufactured Housing Community U 9-22/23-01

Lead Agency: Plumas County Planning Department

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Project Location: Vinton Plumas  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project is a 50-unit mobile home park would be located on a parcel owned by Meadow Edge Park, LLC., which was created by Lot Line Adjustment LLA 5-23/25-03 approved by Plumas County Planning Department on November 18, 2024. The parcel is zoned Convenience Commercial ("C-3"), and Suburban ("S-1") with combining zones Special Plan Scenic Road ("SP-ScR") and Farm Animal Combining Zone ("F").

The proposed project is considered an allowable expansion of the lawful nonconforming Meadow Edge Park (mobile home park use) to the east and is thus not subject to current zoning code regulations related to use or density. Pursuant to the letter sent by Planning Director Tracey Ferguson, dated January 26, 2022, the lawful nonconformance use of the mobile home park use was established in a manner conforming with zoning of the parcel in effect in 1979. In 1979 the parcel was zoned "C-2" by ordinance 76-145. In accordance with PCC Sec. 9-2.506(a), the lawful nonconforming mobile home park involves both the land and existing structures and is considered as one use. PCC Sec. 9-2.506(b)(1) applies.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project may potentially have impacts to air quality, biological resources, drainage/absorbion, geologic/seismic, noise, solid waste, traffic/circulation, water quality, and tribal/cultural resources.

To mitigate the impacts, two (2) mitigations addressing air quality, four (4) mitigations addressing biological resources and hydrology/water quality, one (1) mitigation addressing cultural/tribal resources, one (1) addressing geologic/seismic, one (1) addressing noise, one (1) addressing traffic/circulation, and one (1) addressing solid waste are set forth in Mitigated Negative Declaration 688.

This includes submitting a Dust Control Plan to Northern Sierra Air Quality Management District for review and approval, adding a note to all improvement/grading/construction plans regarding removing vegetation before the start/ after the end of nesting season, implementing BMPs, obtaining a SWPPP from the Central Valley Regional Water Quality Control Board, language on plans requiring construction crews to be trained on identifying human remains and cultural and tribal resources, limiting work hours as prescribed by the 2035 General Plan, and appropriately disposing of vegetation and toxic waste.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

- Northern Sierra Air Quality Management District
- California Department of Fish and Wildlife
- Central Valley Regional Water Quality Control Board