

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Meadow Edge Park Manufactured Housing Community

Lead Agency: Plumas County Planning Department Contact Person: Marco Velazquez
Mailing Address: 555 Main Street Phone: 530-283-7020
City: Quincy Zip: 95971 County: Plumas

Project Location: County: Plumas City/Nearest Community: Vinton
Cross Streets: CA Highway 70 and CA Highway 49 Zip Code: 96135
Longitude/Latitude (degrees, minutes and seconds): 39 ° 48 ' 0.612 " N / -120 ° 10 ' 26.1474 " W Total Acres: 42.74
Assessor's Parcel No.: 010-200-002-000 Section: 34 Twp.: 23N Range: 16E Base: MDB&M
Within 2 Miles: State Hwy #: 70 and 49 Waterways: N/A
Airports: N/A Railways: WPRR Schools: Summit School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other:
 Mit Neg Dec Other:

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other:

Development Type:

Residential: Units 50 Acres 42.74
 Office: Sq.ft. Acres Employees Transportation: Type
 Commercial: Sq.ft. Acres Employees Mining: Mineral
 Industrial: Sq.ft. Acres Employees Power: Type MW
 Educational: Waste Treatment: Type MGD
 Recreational: Hazardous Waste: Type
 Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Tribal/Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Suburban (S-1), Convenience Commercial (C-3), Farm Animal Combining Zone (F), Special Plan Scenic Road (SP-ScR)

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 2 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 2 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 7/30/2025 Ending Date 8/29/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Yuba Planning Group, LLC</u>	Applicant: <u>Meadow Edge Park LLC.</u>
Address: <u>181 Lucas Lane</u>	Address: <u>92400 Highway 70, Vinton</u>
City/State/Zip: <u>Grass Valley/CA/95945</u>	City/State/Zip: <u>Vinton/CA/96135</u>
Contact: <u>Jessica Hankins</u>	Phone: <u>775-223-4891</u>
Phone: <u>530-277-1783</u>	

Signature of Lead Agency Representative:  Date: 7/30/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.