

Notice of Public Hearing
Mitigated Negative Declaration 681
Spring Valley Ranch Special Use Permit
File No. U 8-20/21-07
9900 Carmen Valley Trail and 9340 Carmen Valley Trail
Beckwourth, unincorporated Plumas County

The Plumas County Zoning Administrator will hold a public hearing on the following matter on Wednesday, September 8, 2021 in the Conference room of the Plumas County Permit Center, 555 Main Street, Quincy, CA

10:00 am Special Use Permit for private corporate retreat consisting of Bed and breakfast inn, Place of assembly and Recreation facility

Applicant/owner is Plan C Holdings, LLC

The project is located at 9900 and 9340 Carmen Valley Trail, Beckwourth, unincorporated Plumas County, CA; Assessor's Parcel Numbers 025-230-016-000 and 025-230-017-000; T22N/R14E/Sections 21,28,33, MDM; Latitude: 39.733099/Longitude: -120.418653

The proposed project would develop the property with a private retreat that includes the following uses permitted subject to the issuance of a special use permit:

- Bed and breakfast inn (Plumas County Code Section 9-2.213.5)
- Place of assembly (Plumas County Code Section 9-2.268)
- Recreation facility (Plumas County Code Section 9-2.278)

The uses listed above would be clustered in three development footprints or "Villages", identified as Village 1, Village 2 and a separate grouping identified as the Support Village. The proposed project would use existing structures and develop new structures. A future Village 3, with features and function similar to those of Villages 1 and 2, may be proposed for development in the future, but full details of a potential Village 3 are not known at this time and Village 3 is not proposed as part of the current entitlement application. Proposed uses will be used by privately invited overnight guests and will not be open to the public. The places of assembly and recreation facilities will be used only by guests and staff of the bed and breakfast inn. Proposed uses would occupy both existing structures and new construction.

Mitigated Negative Declaration 681 has been prepared for this project and is proposed to be adopted at the public hearing.

All interested persons are welcome to attend the above hearing and will be given an opportunity to address the Zoning Administrator. There will also be a call-in phone number to listen and participate.

If you challenge the above project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing. Written comments should be mailed to the Plumas County Zoning Administrator, 555 Main Street, Quincy, CA 95971 or faxed to (530) 283-6134 or emailed to traceyferguson@countyofplumas.com.

For further information on this, contact: Rebecca Herrin, Assistant Planning Director, at Plumas County Planning and Building Services, (530) 283-6213, 555 Main Street, Quincy, CA 95971; beckyherrin@countyofplumas.com.