

**SIERRA COUNTY**  
Department of Planning and Building Inspection  
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Tim H. Beals  
Director

**SIERRA COUNTY PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING**

**November 12, 2020**

NOTICE IS HEREBY GIVEN that the Sierra County Planning Commission will conduct the following public hearings commencing at 10:00 a.m. on Thursday, November 12, 2020 in the Board of Supervisors Chambers, Sierra County Courthouse, Downieville, CA. Interested persons are urged to attend via WebEx or teleconference and/or provide comments:

- **2019-2024 Housing Element Update.** County-initiated General Plan Amendment to update the Housing Element as required by State law (Cal. Government Code Sections 65580 – 65589.8). The proposed Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities. The Planning Commission decision is advisory only in this matter. Following a public hearing and consideration of any testimony, the Planning Commission will adopt a resolution making recommendation to the Board of Supervisors to approve, conditionally approve, deny, or remand the project back to staff for further revision. Preliminary Environmental Assessment: exempt under CEQA Guidelines “common sense” exemption, Cal. Code of Regulations, Title 14, Section 15061(b)(3).
- **Mettler-Dancing Pines Conditional Use Permit Amendment:** Consideration of proposed amendments to a conditional use permit (#1645) to: 1) extend the life of the entitlement from 5 years (expiring March 30, 2022) to instead allow the CUP in perpetuity (without expiration), with compliance reviews at 5-year intervals; and 2) allow the installation of a 6’ x 3’ sign advertising the special events venue. The project site, a 20 ac. parcel zoned General Forest, is identified as APN 019-130-003 and located at 2500 Fibreboard Road, south of Sierraville, approximately 2 miles west of Little Truckee Summit at Highway 89. Planning staff’s preliminary environmental assessment: exempt under CEQA Guidelines Sections 14-CCR 15301 (Class 1), 15304 (Class 4), 15311 (Class 11), and 15323 (Class 23) Categorical Exemption.
- **RR Lewis Small Water Company--Wixson Springs Chlorinator Conditional Use Permit:** Consideration of a conditional use permit application to allow the construction or installation of a 6’x8’ utility building for chlorination equipment for the RR Lewis Small Water Co., a State-licensed (private) Community Water System, on a private 1.7 ac. residential parcel in the R1 zoning district; pursuant to Sierra County Code Section 15.12.080(D). The project site is identified as APN 008-230-014 and located at 101 Wild Plum Road, Sierra City, CA 96125.

Planning staff's preliminary environmental assessment: exempt under CEQA Guidelines Sections 14-CCR 15303 (Class 3) and 15305 (Class 5) Categorical Exemption.

- **Steinwert/Halliday Zone Variance:** Consideration of a zone variance application to reduce the rear yard setback in the R-1 District from 25 feet to 17 feet (8 feet reduction) to accommodate a proposed remodel, addition, and deck for an existing residence. The project site is identified as APN 003-050-006 and located at 506 Main Street, Downieville, CA 95936. Planning staff's preliminary environmental assessment: exempt under CEQA Guidelines Sections 14-CCR 15303 (Class 3) and 15305 (Class 5) Categorical Exemptions.
- **Firm Foundation Academy, Permittee and Intellectual Investments LLC, Landowner:** Annual review of the extent of substantial compliance of the terms and conditions of Special Use Permit #1608 issued September 1, 2015 by the Sierra County Board of Supervisors. Annual review shall be limited in scope to: 1) Ensuring that only those activities permitted by, or ancillary to, the Special Use Permit are conducted upon the property; 2) ensuring compliance with the Conditions of Approval; and 3) ensuring compliance with the adopted mitigation measures in accordance with Section 21081.6 of the Public Resource Code of the State of California.

Persons interested in these matters scheduled before the Planning Commission are urged to attend or provide written comments which must be received at least 24 hours prior to the meeting. Comments may be e-mailed to: Brandon Pangman, [bpangman@sierracounty.ca.gov](mailto:bpangman@sierracounty.ca.gov) or mailed to: Sierra County Planning Commission Secretary, P.O. Box 530, Downieville, CA 95936.

**To join this Webex meeting:**

the Tinyurl is: <https://tinyurl.com/111220pc>.

Meeting number (access code): **146 740 4821**

Meeting password: **SCPD**

**To join by phone / teleconference:**

+1-408-418-9388 United States Toll

If you challenge the proposed actions in court for which this notice is given, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or raised within written correspondence delivered to the agency conducting the hearings, at, or prior to, the public hearings.

Dated: October 27, 2020  
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