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**PLUMAS COUNTY  
ZONING ADMINISTRATOR MEETING**

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**A G E N D A**

June 14, 2006  
10:00 a.m.

Permit Center Conference Room  
555 Main Street, Quincy

**I. PUBLIC COMMENT OPPORTUNITY**

At this time, members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this item cannot be discussed or acted upon by the Zoning Administrator at this time. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for Zoning Administrator consideration. So that all interested parties have an opportunity to speak, any person addressing the Zoning Administrator may be limited at the discretion of the chair.

**II. EXTENSION OF TIME: GRAEAGLE LAND AND WATER COMPANY; APNs 133-360-006 & 133-360-007; T.22N/R.12E/S.22 & 23 MDM; BASTIAN ENGINEERING Planner: Rebecca Herrin**

Request to allow Graeagle Land and Water Company an Extension of Time of three years to record the final map for dividing 399.29 acres into 99 lots for single-family residential use. The Tentative Subdivision Map was previously approved on May 12, 2004. This project is located at 5379 Highway 89, Graeagle. Negative Declaration #556 has been prepared for this project and is proposed to be adopted for this extension of time.

**III. TENTATIVE SUBDIVISION MAP (WHITEHAWK RANCH PHASE IX, UNIT 3B): WHITEHAWK, LLC; APN 133-350-025; T.21N/R.13E/S.5 MDM Planner: Rebecca Herrin**

Proposal to divide 16.80 acres into forty parcels ranging in size from 0.16 acres to 0.48 acres, one common area, and road right-of-way. This property is located within Whitehawk Ranch, Phase IX, Unit 3B. Environmental Impact Report #38 was previously completed and certified for this project in compliance with the California Environmental Quality Act.

**IV. AMENDMENT OF WALKER RANCH PLANNED DEVELOPMENT PERMIT (TRAILHEAD DEVELOPMENT): TRAILHEAD DEVELOPMENT (OWNER) / LINDEKE, GARY AND KERNS, BILL (APPLICANTS); APN 103-140-009; T.28N/R.8E/S.18 MDM; NST ENGINEERING, INC. Planner: James Graham**

Request to modify the use of Foxwood's Land Use Area #9 from a 300-unit recreational campground to single-family residential use with a maximum of 83 units. This project is located at 673 Big Cove Road, Lake Almanor. Environmental Impact Report (EIR) #55, and the Addendum to EIR #55 have been previously certified for this project.

- V. **TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT (TRAILHEAD DEVELOPMENT): TRAILHEAD DEVELOPMENT (OWNER) / LINDEKE, GARY AND KERNS, BILL (APPLICANTS); APN 103-140-009; T.28N/R.8E/S.18 MDM; NST ENGINEERING, INC. Planner: James Graham**  
Proposal to divide 43.29 acres into 83 residential lots with a Planned Development permit to modify the cul-de-sac design. This project is located west of 673 Big Cove Road, Lake Almanor. Environmental Impact Report (EIR) #55, and the Addendum to EIR #55 have been previously certified for this project.
- VI. **CONTINUED HEARING FROM APRIL 12, 2006: MODIFICATION OF RECORDED MAP BY CERTIFICATE OF CORRECTION: ALBRIGHT, RALPH AND CAROL (OWNERS); DAUN, RICHARD (APPLICANT); APN 129-032-011; T.22N/R.12E/S.5 MDM; HAMBY SURVEYING, INC. Planner: Rebecca Herrin**  
Continued from April 12, 2006, proposal for a Modification of Recorded Map by Certificate of Correction to modify the building exclusion area shown on Lot 49 (49 Meadow Lane) to allow construction of a carport and sun room addition to the existing dwelling. This property is located at 49 Meadow Lane, Plumas Eureka Estates. This project is exempt from the California Environmental Quality Act under Section 15303 (Class 3) of the Plumas County Environmental Quality Act Guidelines.
- VII. **TENTATIVE SUBDIVISION MAP AND MODIFICATION PERMIT: MONTEBIANCO, LLC / MC BROWN DEVELOPMENT, INC. (WHITEHAWK RANCH, PHASE XII); APN 133-130-109; T.21N/R.13E/S.32 & 5 MDM; BASTIAN ENGINEERING. Planner: Rebecca Herrin**  
Proposal to divide 100.27 acres into 37 parcels for single-family residential use in conjunction with a Modification permit to use T-turnarounds for access within the project instead of conventional turnarounds. This property is located at 1137 Highway 89, Clio. This project is exempt from the California Environmental Quality Act under Section 15270 of the Plumas County Environmental Quality Act Guidelines.