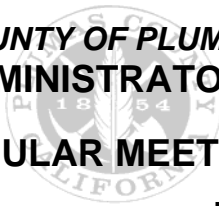


COUNTY OF PLUMAS
ZONING ADMINISTRATOR AGENDA
REGULAR MEETING



DATE: May 9, 2007
TIME: 10:00 a.m.

LOCATION: Permit Center Conference Room
555 Main Street, Quincy

Disability Accommodation Statement



The County of Plumas is required to ensure accessibility to all of its Public meetings and programs. If you require accommodations (including auxiliary aids, documents in alternative formats, or other services) to participate in County public meetings or public events, please call the Plumas County Office for Accessibility at (530) 283-6194. Persons may also use the 711 Relay System to make a request. Requests made at least 72 hours in advance will help to ensure availability.

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 Zoning Administrator.

II. SPECIAL USE PERMIT FOR A 4-H PROJECT: CUMMINGS, CHELSEA (APPLICANT) & CUMMINGS, JOSEPH (OWNER); APN 100-032-010; T.28N/R.7E/S.5 MDM Planner: Stephen Hall

Request for a Special Use Permit for the board and care of one (1) pig as part of a 4-H project. This property is located at 355 Lassen Street, Chester. This project is exempt from CEQA under Section 15304 of the California Environmental Quality Act.

III. SPECIAL USE PERMIT FOR A 4-H PROJECT: TERPKO, AUBREY (APPLICANT) & TERPKO, JAIME (OWNER); APN 116-340-028; T.24N/R.10E/S.19 MDM Planner: Stephen Hall

Request for a Special Use Permit for the board and care of two (2) goats and chickens as part of a 4-H project. This property is located at 267 Forest View Drive, East Quincy. This project is exempt from CEQA under Section 15304 of the California Environmental Quality Act.

IV. VARIANCE: BARLOW, RANDY (OWNER/APPLICANT); APN 115-052-010; T.24N/R.9E/S.14 MDM Planner: Jeremy Mills

Request for a Variance to reduce setbacks to allow the expansion of a porch, construction of a roof over an existing deck, and construction of a garage. This property is located at 47 Buchanan Street, Quincy. This project is exempt from CEQA under Section 15303 of the California Environmental Quality Act.

Note: *An action by the Zoning Administrator is appealable to the Board of Supervisors within ten (10) days of the decision. If the tenth day lands on the weekend, the end of the appeal period will be the next working day. The appeal will need to be based on relevant information stated or submitted at or prior to this meeting by a commenting public member or representative, or certain County department heads as stated by County Code. There is a filing fee for the appeal and the fee information is available from Planning and Building Services.*

- V. **AMENDMENT OF A PERMIT TO MINE AND RECLAMATION PLAN – MR 7/24/87-01 & SPECIAL USE PERMIT – U 6-03/04-19; SIERRA CASCADE AGGREGATE & ASPHALT PRODUCTS, LLC (OWNER/APPLICANT); APN 001-500-011; T.28N/R.6E/S.13 MDM** *Planner: James Graham*
Request for an amendment of an existing permit to mine and reclamation plan for a 28-acre mining operation. This amendment will supersede the previous reclamation plan approved for this property and the Special Use Permit will allow continuation of the mining use in conformance with Plumas County Code. This property is located at 6600 Old Ski Road, Chester. Mitigated Negative Declaration No. 617 is proposed to be adopted for this project.
- VI. **VESTING TENTATIVE SUBDIVISION MAP & PLANNED DEVELOPMENT PERMIT: LITTLE NORWAY PARTNERS, A CALIFORNIA LIMITED PARTNERSHIP (OWNER/APPLICANT); APNs 104-061-013; 104-061-012; 104-062-003; T.28N/R.8E/S.19 MDM; NST ENGINEERING** *Planner: Jim McCulloch*
Proposed to develop the 3.07 acre site with 28 condominium units distributed among seven separate buildings in conjunction with a Planned Development Permit to modify building height, road design, setbacks, and allow a density transfer of 6 units. The project is located at 432 Peninsula Drive, Chester. Negative Declaration No. 605 was prepared for the General Plan Amendment that was approved for this project on April 3, 2007.
- VII. **TENTATIVE PARCEL MAP & MODIFICATION PERMIT: LEBROOK, MICHAEL & MELMS, LINDA (OWNER/APPLICANT); APNs 117-050-037 and 117-050-004; T.24N/R.10E/S.18 MDM; RALPH KOEHNE, ENGINEER** *Planner: Jim McCulloch*
Proposed to divide 8.51 acres into three separate parcels ranging in size from 1.37 to 4.69 acres for single-family residential use, along with a Modification Permit to change the dead-end road length limit. The project is located at 375 and 380 Carol Lane West, Quincy. Negative Declaration No. 616 is proposed to be adopted for this project.
- VIII. **TENTATIVE SUBDIVISION MAP AND PLANNED DEVELOPMENT PERMIT: LAPKIN, LAWRENCE AND DEBORAH (OWNER/APPLICANT); APN 010-130-001; T.23N/R.16E/S.36 MDM; HAMBY SURVEYING** *Planner: James Graham*
Proposed to divide 33.82 acres into 9 parcels ranging in size from 2.57 acres to 6.53 acres for secondary suburban residential use, in conjunction with a Planned Development Permit to allow modification of the minimum parcel size through a density transfer. The project is located at 93899 Highway 70, Chilcoot. Negative Declaration No. 618 is proposed to be adopted for this project.
- IX. **CONTINUED HEARING FROM APRIL 11, 2007– TENTATIVE PARCEL MAP: RODGERS, NADINE (APPLICANT); APNs 140-050-014 AND 140-050-031; T.23N/R.14E/S.26 MDM; TIBBEDEAUX SURVEYING** *Planner: Stephen Hall*
Request to divide existing parcel (1.5 acres) into two parcels (.45 & 1.05 acres). The parcels are zoned Periphery Commercial (C-2), Recreation Zone (Rec-1), and Special Plan-Scenic Roads (SP-ScR). This project is located at 81172 and 81187 Highway 70, Beckwourth. It has been determined that this project meets a CEQA exception under Sec. 15061(b) (3) of the California Environmental Quality Act.

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