

COUNTY OF PLUMAS
ZONING ADMINISTRATOR AGENDA
REGULAR MEETING

DATE: June 13, 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 the Zoning Administrator's 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 – TAYLOR, KENZIE (APPLICANT) AND TAYLOR, KIMBERLY & BRIAN (OWNER/PARENT); APN 100-103-010; T.28N/R.7E/S.7 MDM Planner: Jeremy Mills

Request for a Special Use Permit for the board and care of one pig as part of a 4-H project. This project is located at 235 Inglewood Drive, Chester. This project is exempt from CEQA under section 15304 of the California Environmental Quality Act Guidelines.

III. SPECIAL USE PERMIT – TAYLOR, MEGAN (APPLICANT) AND TAYLOR, KIMBERLY & BRIAN (OWNER / PARENTS); APN 100-103-010; T.28N/R.7E/S.7 MDM Planner: Jeremy Mills

Request for a Special Use Permit for the board and care of one pig as part of a 4-H project. This project is located at 235 Inglewood Drive, Chester. This project is exempt from CEQA under section 15304 of the California Environmental Quality Act Guidelines.

IV. VARIANCE – CARBAJAL, CAROLINE B. & MIKE (OWNER / APPLICANTS); SHELTERS, BLAKE (AGENT); APN 102-604-007; T.28N/R.7E/S.25 Planner: Jeremy Mills

Request for a Variance to the front yard setback for the construction of a "bridge" spanning from the second story of a proposed garage through the front yard setback. The normal setback would be 10 feet from the road. This project is located at 735 Lassen View Drive, Lake Almanor. This project is exempt from California Environmental Quality Act under Section 15304 of the California Environmental Quality Act Guidelines.

V. SPECIAL USE PERMIT – PLUMAS COMMUNITY FOUNDATION (OWNER / APPLICANT); APN 115-080-022; T.24N/R.9E/S.14,23 MDM Planner: Rebecca Herrin

Proposal to construct a senior residential care facility of approximately 59 units, proposed to consist of 12 retirement units, 32 assisted living units, and 15 memory care (Alzheimer's) units. This project is located at 66 Jackson Street, Quincy. Negative Declaration No. 621 is proposed to be adopted for this project.

- VI. **TENTATIVE PARCEL MAP: EASTMAN, MARC E. (OWNER / APPLICANT); APN 116-232-023; T.24N/R.10E/S.19 MDM; TIBBEDEAUX SURVEYING Planner: Stephen Hall**
 Proposal to divide 0.39 acres into 2 parcels of 0.14 and 0.25 acres for single-family residential use. This project is located at 2009 Cedar Street, East Quincy. It has been determined that this project meets a CEQA exception under Sec. 15182 of the California Environmental Quality Act Guidelines.
- VII. **CONTINUED HEARING FROM MAY 9, 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.
- VIII. **CONTINUED HEARING FROM MAY 9, 2007 – 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.
- IX. **SPECIAL USE PERMIT – WASTE MANAGEMENT: FEATHER RIVER DISPOSAL (OWNER / APPLICANT); APN 116-370-026; T.24N/R.9E/S.13 MDM Planner: James Graham**
 Proposal to establish a recycling facility to accept California redemption value materials such as glass, paper, cardboard, food and drink packaging, etc. The recycling facility would be a relocation of the existing recycling facility currently located at 362 Crescent Street in Quincy. Used oil is also proposed to be accepted at this location. This project is located at 1210 Industrial Way, Quincy. It has been determined that this project meets a CEQA exception under Sec. 15061(b) (3) of the California Environmental Quality Act. *(Project to be heard by Alternate Zoning Administrator, Rebecca Herrin)*
- X. **TENTATIVE SUBDIVISION / PLANNED DEVELOPMENT PERMIT – GRIZZLY CREEK DEVELOPMENT (OWNER / APPLICANT); APN 028-030-045; T.23N/R.14E/S.16 MDM; ALLEN GRAY & ASSOCIATES Planner: James Graham**
 Proposal to divide 2.14 acres into 4 parcels for single-family residential use in conjunction with a Planned Development Permit with modification to allow development on a roadway which exceeds the dead-end road length limit and reduction of the minimum horizontal curve radius and associated pavement width. This project is located at 143 Clubhouse Drive, Grizzly Ranch (Portola). Plumas County Environmental Impact Report No. 46 and the Supplemental EIR to EIR No. 46, and addendum thereto, were previously completed for this project in compliance with California Environmental Quality Act and was certified for this project. *(Project to be heard by Alternate Zoning Administrator, Rebecca Herrin)*
- XI. **PLANNED DEVELOPMENT PERMIT – KINGFISHER DEVELOPMENT, INC. (OWNER / APPLICANT); APN 100-043-001; T.28N/R.7E/S.5; ROLLS, ANDERSON & ROLLS Planner: James Graham**
 Proposal to modify the County’s Class 3 road standard and to permit the use of a “T” turnaround. The modified road standard and “T” turnaround will serve a 22-unit multiple family residential project. The modifications requested to the Class 3 road standard include a reduced right-of-way

and elimination of shoulders and associated on-street parking. This project is located at 176 Olsen Street and 187 Lassen Street, Chester. It has been determined that this project meets a CEQA exception under Sec. 15332 of the California Environmental Quality Act. *(Project to be heard by Alternate Zoning Administrator, Rebecca Herrin)*

XII. TENTATIVE SUBDIVISION MAP AND PLANNED DEVELOPMENT PERMIT: SOPER DEVELOPMENT, LLC (OWNER / APPLICANT) – AMERICAN RIDGE PROJECT; APN 005-200-021; T.25N/R.9E/S.35; GEORGE WASLEY PLANNING AND JKL SURVEYING Planner: *James Graham*

Proposal to divide 40 acres into 24 residential lots and a remainder with a modification of the dead-end road length limit. The modification of the dead-end road length has received approval from the County Fire Warden and the California Department of Forestry and Fire Protection. This project is located at 5763 Chandler Road, Quincy. Mitigated Negative Declaration No. 622 is proposed to be adopted for this project. *(Project to be heard by Alternate Zoning Administrator, Rebecca Herrin)*

XIII. EXTENSION OF TIME / TSM/PD 9/03/4-03 (VIRGILIA ESTATES) – RANDY BARLOW (OWNER / APPLICANT); APNs 002-400-007; 002-410-003; 002-410-019; & 002-510-025; T.25N/R.8E/S.17,18,20 MDM; TIBBEDEAUX SURVEYING Planner: *Stephen Hall*

Request an Extension of Time of 3 years to record the final map (approved by the Zoning Administrator on September 8, 2004) for dividing 89.98 acres into 7 lots for single-family residential use, along with a Planned Development Permit to modify the normal radius curves along part of Old Utah Construction Road within proposed Lot 5 and to allow for “T”-turnarounds and snow storage areas. This project is located at 1058 Old Utah Construction Road, Twain (Virgilia Estates). Negative Declaration No. 561 was previously adopted for this project. *(Project to be heard by Alternate Zoning Administrator, Steve Allen)*

XIV. RECONSIDERATION / TSM/PD 9/03/04-03 (VIRGILIA ESTATES) – RANDY BARLOW (OWNER / APPLICANT); APNs 002-400-007; 002-410-003; 002-410-019; & 002-510-025; T.25N/R.8E/S.17,18,20 MDM; TIBBEDEAUX SURVEYING Planner: *Stephen Hall*

Request Reconsideration for a tentative subdivision map and planned development for Virgilia Estates previously approved by the Zoning Administrator on September 8, 2004. The proposal is for 6 lots and a remainder located at 1058 Old Utah Construction Road, Twain (Virgilia Estates). This reconsideration reduces the number of proposed lots from 7 to 6 and replaces “Virgilia Lane” with an access easement. Negative Declaration No. 561 was previously adopted for this project. *(Project to be heard by Alternate Zoning Administrator, Steve Allen)*

XV. CONTINUED HEARING FROM MAY 9, 2007 – TENTATIVE SUBDIVISION MAP AND PLANNED DEVELOPMENT PERMIT: LAPKIN, LAWRENCE AND DEBORAH (OWNER / APPLICANTS); 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, Chilcoat. Negative Declaration No. 618 is proposed to be adopted for this project. *(Project to be heard by Alternate Zoning Administrator, Steve Allen)*

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.*
