

**COUNTY OF PLUMAS**  
**ZONING ADMINISTRATOR AGENDA**  
**REGULAR MEETING**

**DATE:** July 12, 2017  
**TIME:** 10:00 a.m.

**LOCATION:** Permit Center Conference Room  
555 Main Street, Quincy



**REASONABLE ACCOMMODATIONS**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meeting, please contact staff at the department of Planning & Building Services at (530) 283-7011. Notification prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility.*

**NOTE:** *The applicant or a representative must be present at the public hearing before the Zoning Administrator can take action on the application.*

**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.

**II. CONTINUED HEARING – CONDITIONAL CERTIFICATE OF COMPLIANCE: PERANO, DANTE & SANDI (Applicants) / G & G CAPITAL, INC. (Owner); APN 103-060-008; T.28N/R.8E/S.21 MDM (Hamilton Branch, Lake Almanor); Planner: Rebecca Herrin**  
**(This item is continued from the June 14, 2017, Zoning Administrator meeting.)**

Request for a Certificate of Compliance for the “designated remainder” as shown on the Creekside Subdivision map recorded at Book 7 of Maps at Page 87. The Certificate of Compliance is designed to establish the conditions necessary to change the parcel of land from a “designated remainder” to a legal parcel, capable of being developed. Negative Declaration #434 was adopted for the Creekside Subdivision but did not specifically evaluate this portion of the property. Any additional permits would require discretionary environmental review, which could potentially impose further mitigations or conditions of approval. This property is located at 7891 Highway 147, Hamilton Branch, Lake Almanor.

**III. RESOLUTION APPROVING PLOT PLAN AND CORRECTING LEGAL DESCRIPTION: SHEEHAN, SARAH; APNs 004-390-008, -009, -010; T.26N/R.10E/S.5,6 MDM (Greenville)  
**Planner: Rebecca Herrin****

Resolution correcting the legal description for a previously approved parcel map final waiver P/M 6/15/79-77. This property is located at 3304 & 3405 North Valley Road, Greenville.

**IV. HEARING – SPECIAL USE PERMIT: LAKE ALMANOR COMMUNITY CHURCH/LAKE ALMANOR CHRISTIAN SCHOOL; APN 104-030-006; T.28N/R.8E/S.17 MDM (Lake Almanor)  
**Planner: Rebecca Herrin****

Request for a renewal of a previously approved special use permit for a school and an amendment of the special use permit to allow more signage along the property frontage and on the building. This property is located at 2610 Highway A-13, Lake Almanor. This project is exempt from CEQA Section 15303.

V. **HEARING – EXTENSION OF TIME FOR TENTATIVE SUBDIVISION MAP: MONTEBIANCO, LLC; APN 133-130-109; T.21N/R.13E/S.5,32 MDM (Clio); Planner: Rebecca Herrin**

Request for an extension of time of one year until April 30, 2018, to record the final map for Whitehawk Ranch Phase XII. This property is located at 1137 Highway 89, Clio. This project is exempt from CEQA Section 15061(b)(3). Environmental Impact Report #38 was previously approved for this project.

**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. Fee information is available at the department of Planning and Building Services.*