

RECONSIDERATION

APPLICANT'S GUIDE TO PROCEDURES

WHAT IS A RECONSIDERATION?

A reconsideration is a procedure whereby an approved, but not recorded, Tentative Subdivision Map, Tentative Parcel Map, Plot Plan, and Lot Line Adjustment may be brought before the Zoning Administrator to be reviewed and conditions of approval may be changed, and by which a previously approved Modification Permit, Permit to Mine / Reclamation Plan, Planned Development Permit, Site Development Permit, Special Use Permit, and Variance may be brought before the Zoning Administrator to be amended.

To extend the time limit on a Lot Line Adjustment, the procedure involved is the reconsideration of the condition that sets forth the time limit.

WHERE TO FILE?

Planning & Building Services (530) 283-7011
555 Main Street
Quincy, CA 95971

WHAT TO FILE?

1. The completed application and three (3) physical copies and one (1) electronic copy in PDF format of a tentative map (which conform to the requirements of the Plumas County subdivision regulations available at Planning & Building Services) if a reconfiguration of lot boundaries is being proposed. In most cases, the licensed land surveyor or engineer who did the tentative map completes this application and prepares the map. If the reconsideration is for a reconfiguration of an approved project other than a tentative map, submit with the completed application fifteen (15) copies of a plot plan showing the reconfiguration.
2. The filing fee set forth on Planning & Building Services' fee schedule.

PROCEDURE

An application for reconsideration of an approved application is reviewed by Planning & Building Services and evaluated, in coordination with other agencies, for consistency with the General Plan, zoning requirements, the Subdivision Map Act and related County ordinances as appropriate, and for potential environmental impact. This review may include preparation of an environmental document, and is subject to a public hearing. If your project is determined to have no significant environmental effect or to be exempt, no further review is required. If it is determined that a Negative Declaration is required, one of two fees will be charged depending on whether the Negative Declaration is prepared by staff in the Planning & Building Services Department or by a consultant. These fees, including required Fish & Game filing fees, are listed in the fee schedule. After the document is prepared it is circulated for public review for a period of 30 days.

If an Environmental Impact Report (EIR) is required, one of two fees will be charged depending on whether the EIR is prepared by staff in the Planning & Building Services Department or by a consultant. These fees, including required Fish & Game filing fees, are listed in the fee schedule. After preparation, the EIR is circulated for public review for a period of 45 days.

After that review, a staff recommendation is prepared and mailed to the applicant and his engineer, surveyor, or agent. The request for reconsideration is scheduled for the next regular meeting of the Zoning Administrator for which it can be scheduled while meeting all requirements for notice.

Reconsiderations are considered by the Zoning Administrator, whose meetings are usually held the second Wednesday of each month. The decision of the Zoning Administrator is made at the public hearing. Appeals must be filed within 10 days from the date of the decision to be considered by the Board of Supervisors. The filing fee, paid to Planning & Building Services, is set forth in the fee schedule.

After approval of the reconsideration the project must be completed in the same manner as it would have originally been completed except as modified through the reconsideration.

For more information, contact Planning & Building Services at (530) 283-7011.

DEPARTMENTAL USE ONLY

Initial Completeness Verified by _____

Date Recv'd _____

Receipt No _____ \$ _____

File No. _____

DEVELOPMENT PERMIT APPLICATION**RECONSIDERATION****Instructions to applicant(s):**

1. Complete the form and mail or take to: Planning & Building Services
555 Main Street
Quincy, CA 95971
2. Use additional sheets of paper if necessary to complete the information requested.
3. Pay the filing fee of 1/2 of the current fee + \$25.00
4. Make the check payable to Planning & Building Services.

A. Applicant (s)

Name _____ Name _____

Mailing Address _____ Mailing Address _____

_____Telephone _____ Telephone _____

_____Email _____ Email _____

_____Interest in Property (Owner, Agent* or Purchaser*) _____

_____**B. Owner (s)**

Name _____ Name _____

Mailing Address _____ Mailing Address _____

_____Telephone _____ Telephone _____

_____Email _____ Email _____

_____**C. Engineer or Surveyor**

Name _____

Mailing Address _____

Telephone _____ Email _____

*If agent or purchaser is making application, attach letter of authorization signed by the owner.

D. Location

Township _____ Range _____ Section _____

Street Address _____

Nearest Town _____

Assessors Parcel Number(s) _____

Project Identification/File Number _____

State subject of reconsideration: (What is to be reconsidered?) _____

Give justification for reconsideration: (Why should it be changed?) _____

E. CERTIFICATE and WAIVER

I, having prepared this application, certify that the information provided is correct and waive any action against the County of Plumas in the event the County's action is set aside due to erroneous information provided herein.

Signature

Date

I (we), as owner(s) of this property, concur in this proposal and in the above certification/waiver.

Signature

Date

Signature

Date