

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

**DATE:** December 10, 2025  
**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. PUBLIC HEARING – SPECIAL USE PERMIT (U 3-25/26-02): PLUMAS RURAL SERVICES (applicant) / ENVIRONMENTAL ALTERNATIVES (owner); APN 115-023-019; T.24N/R.9E/S.14 MDM; Staff Planner: Amanda Harmon**

Request for a special use permit to establish a community care facility and child day care facility to facilitate the A.L.I.V.E. program and Visions youth program. The project is located at 455 Main Street, Quincy. This project is proposed to be found exempt from CEQA (Section 15061(b)(3)).

**III. PUBLIC HEARING – TENTATIVE PARCEL MAP (TPM 12-23/24-03): MARTY, BRETT & DANA / RUDHOLM, PETER & JANET; APN 005-130-018; T.25N/R.9E/S.28 MDM; Staff Planner: Tim Evans**

Proposal to divide 39.61 acres zoned Rural (R-10) into two parcels of 19.73 and 19.88 acres. This property is located at 1954 Butterfly Valley Road, Quincy. This project is proposed to be found exempt from CEQA (Section 15061(b)(3)).

**IV. PUBLIC HEARING – VARIANCE (V 7-25/26-01): FRONTIER COMMUNICATIONS; APN 108-053-009; T.28N/R.7E/S.32 MDM; Staff Planner: Tim Evans**

Request for a variance to allow a decrease of the required setback for a telecommunications facility (monopole) from eighty-nine (89) feet to fifteen (15) feet on a parcel zoned Recreation Open Space (Rec-OS). This project is located at 148 Lake Almanor West Drive, Lake Almanor West. The project is proposed to be found exempt from the requirements of CEQA (Section 15305 (Class 5)).

**V. CONTINUED PUBLIC HEARING – VARIANCE (V 8-25/26-02): TOWERCO LLC & VERIZON WIRELESS; APN 100-270-006; T.28N/R.7E/S.8 MDM; Staff Planner: Tim Evans**

Request for a variance to allow an increase of the height limit for a telecommunications facility from thirty-five (35) feet to one hundred twenty-nine (129) feet on a parcel zoned Rural (R-10). This project is located at 881 First Avenue, Chester. *This item is continued from the November 6, 2025, Zoning Administrator meeting.*

VI. **CONTINUED PUBLIC HEARING – SPECIAL USE PERMIT (U 3-24/25-07): TOWERCO LLC & VERIZON WIRELESS; APN 100-270-006; T.28N/R.7E/S.8 MDM; Staff Planner: Tim Evans**

Request for a special use permit to allow the construction of a one hundred twenty-nine (129) foot telecommunications tower on a parcel zoned Rural (R-10). This project is located at 881 First Avenue, Chester. No action is being recommended to be taken until action can be taken on the Variance (V 8-25/26-02) application. ***This item is continued from the November 6, 2025, Zoning Administrator meeting.***

**Note:** Pursuant to Plumas County Code Sec. 9-2.1001, 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 the applicant, any owner of real property within 300 feet of the exterior boundaries of the property involved who was present at the public hearing or who presented written testimony to the Zoning Administrator, or who may be adversely affected by the decision, or such other person whom the Board of Supervisors determines to have been adversely affected by the decision, or any County department head whose department has an interest in the decision. There is a filing fee for the appeal process. Fee information can be obtained from the Planning Department.