
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of August 9, 2017

The Plumas County Zoning Administrator convened in a meeting on August 9, 2017, at 10:10 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Senior Planner, Rebecca Herrin, is in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. CONDITIONAL CERTIFICATE OF COMPLIANCE: PERANO, DANTE & SANDI (applicants) / G & G CAPITAL, INC. (owner); NST ENGINEERING (Agent); APN 103-060-008; T.28N/R.8E/S.21 MDM

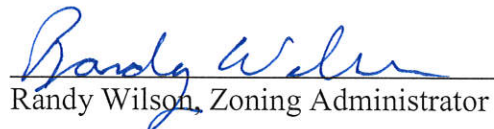
As continued from the July 12, 2017, Zoning Administrator meeting, the request for a certificate of compliance for the “designated remainder” as shown on the Creekside Subdivision map recorded at Book 7 of Maps at Page 87, located at 7891 Highway 147, Hamilton Branch, Lake Almanor, is presented. Rebecca Herrin, Senior Planner, explains that Government Code Section 66424.6(d) states that a designated remainder or any omitted parcel may subsequently be sold without any further requirement of the filing of a parcel map or final map, but the local agency may require a certificate of compliance or conditional certificate of compliance. And Plumas County Board of Supervisors Resolution 84-3741 establishes the requirements and procedures for certificates of compliance or conditional certificates of compliance. The Zoning Administrator may as a condition to granting the certificate of compliance impose such conditions as would have been applicable to the division of the property at the time the applicant acquired his or her interest therein, and which had been established at such time by the state Subdivision Map Act or local County ordinance. NST Engineering submitted a letter dated August 2, 2017, with a list of recommended conditions of approval in response to the proposed conditions of approval provided by staff. Each condition is read and discussed. Conditions 1 through 3 shall stay the same. Condition #4 shall be amended to add “and the Planning Department” at the end. Conditions #5 through #11 are discussed. Randy Wilson, Zoning Administrator, instructs NST Engineering to talk with the Environmental Health Department, the Hamilton Branch CSD, the Hamilton Branch Fire Protection District, and PG& E and get letters from them stating they will provide the services required by the proposed conditions of approval. Continuing, Wilson states this project needs to be looked at like it’s a commercial parcel map, and how those letters would be acquired, with the uncertainty as to how the commercial use would eventually be developed. Wilson continues this item, with the public hearing open, to the September 13, 2017, Zoning Administrator meeting at 10:00 a.m.

Zoning Administrator Notation: Any decision made as a result of this meeting may be appealed 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.

ADJOURN

There being no further business, the meeting adjourns at 10:56 a.m. The next regularly scheduled Zoning Administrator meeting is set for September 13, 2017, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.


Randy Wilson, Zoning Administrator


Heidi Wightman, Department Fiscal Officer II