

ORDINANCE NO 22-1146

**AMENDING URGENCY ORDINANCE 21-1140 OF THE COUNTY OF PLUMAS
CONCERNING EMERGENCY INTERIM HOUSING DURING RECOVERY FROM
THE DIXIE FIRE AND BECKWOURTH COMPLEX FIRE**

Section 1. Emergency Interim Housing Outside the Beckwourth Complex and Dixie Fires Area

A. Purpose.

This article is enacted for the purpose of temporarily modifying various regulations in Title 9, Planning and Zoning, of the Plumas County Code to allow the fastest possible transition of residents made homeless or displaced due to the wildfires in Plumas County to emergency interim housing. The article relaxes certain standards in the Title 9 to allow for additional temporary housing opportunities outside of the boundaries of the Beckwourth Complex and Dixie Fires to meet the urgent need for housing of Displaced Persons. This section does not address standards that will be required when Displaced Persons return to their properties within the boundaries of the burned areas. Those standards are addressed in Section 2 below.

B. Administration and Enforcement.

This article shall be administered under the direction of the Board of Supervisors, by and through the Local Health Officer, Director of Environmental Health, Planning Director, Building Services Director, and other departments specified herein. The Plumas County Code Enforcement Officer may initiate enforcement using any process set forth in the Plumas County Code including, but not limited to, Title 8, Chapter 19. Nothing in this provision is intended to prevent alternative enforcement mechanisms.

C. Effective Period.

- i. The provisions in this article shall take effect immediately upon adoption and shall remain in effect until December 31, 2024, unless otherwise specified herein, subject to extension or modification by the Board of Supervisors.
- ii. Except as otherwise provided herein, no recreational vehicle use, temporary dwelling, or any other emergency interim housing authorized pursuant to this article shall be used for permanent housing after the Effective Period of this article.

D. Emergency Findings and Definitions.

- i. All Emergency Findings and Definitions in Ordinance 21-1136, adopted on August 24, 2021, apply.
- ii. Furthermore, the following finding is made: Adoption of this Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code Section 21080(b)(3) regarding projects to maintain, repair, restore, or replace property or facilities damaged or destroyed as a result of a declared disaster and Section 21080(b)(4) regarding actions to mitigate or prevent an emergency, and CEQA Guidelines Section 15269(a) regarding maintaining, repairing, restoring, demolishing, or replacing property or facilities damaged or destroyed as a result of a disaster stricken area in which a state of emergency has been proclaimed by

the Governor pursuant to the California Emergency Services Act, commencing with Section 8550 of the California Government Code.

iii. Except where the context clearly indicates otherwise, the following definitions shall govern the construction of the words and phrases used in the article:

“Basecamp.” A site that includes some or all of the following features: employee housing; commissary; laundry; and other services for the purpose of providing workforce housing for wildfire Recovery efforts.

“Cal OES.” The California Governor’s Office of Emergency Services.

“Camp ground.” A facility of two (2) or more spaces for temporary habitation in tents, recreational vehicles, or mobile shelters.

“Cargo Storage Container.” A single metal box made of steel or other similar material, or a shed, which is designed for securing and protecting items for temporary storage, not exceeding three hundred twenty (320) square feet in size, without utilities, and not used for human habitation.

“Displaced Person(s).” A Plumas County resident or residents whose residential dwelling has been destroyed or damaged by the Beckwourth Complex or Dixie Fires, such that the resident(s) cannot occupy the dwelling. Displaced person(s) may be required to provide verification to the County to substantiate their eligibility for uses, permits and/or approvals described in this Article. Evidence may consist of verification by Cal OES or FEMA registration or damage assessment, and/or a driver’s license or other government-issued identification card or utility bill, etc. with a physical address showing the resident resided on a legal parcel impacted by the Beckwourth Complex or Dixie Fires, as determined by the County. Such determination may be made by the Director of Emergency Services or other County personnel. This definition is specific to the Plumas County Code of Ordinances, and status as a Displaced Person under this section does not determine whether a person qualifies for assistance through CalOES or FEMA.

“Effective Date.” The date of the Board of Supervisors adoption of this article.

“FEMA.” The Federal Emergency Management Agency or successor agency.

“Mobile/Manufactured Home.” A structure, transportable in one or more sections, which, in the traveling mode, is eight (8’) body feet or more in width, or forty (40’) body feet or more in length, or, when erected on site, is 320 or more square feet, and which is on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under the Mobile homes-Manufactured Housing Act of 1980. “Manufactured home” includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974. “Manufactured home” includes a mobile home subject to the National Housing Act of 1980. Mobile/manufactured home does not include a recreational vehicle or commercial coach or modular as defined in Division 13, Part 2, Chapter 1, of the Health and Safety Code or any temporary housing installed under the jurisdiction of the Federal Emergency Management Agency (FEMA).

“Movable Tiny House.” A moveable tiny house is a structure utilized as living quarters by one (1) household that is licensed by and registered with the California Department of Motor Vehicles, meets the American National Standards Institute (ANSI) 119.5 or ANSI 119.2 (NFPA 1192) requirements and is certified by a qualified third party inspector for ANSI compliance, cannot move under its own power, is not longer than allowed by State law for movement on public highways, has a total floor area of not less than two-hundred fifty (250) square feet, and has no more than four hundred (400) square feet of habitable living space exclusive of lofts. A Movable Tiny Home shall be subject to the same requirements as a Recreational Vehicle.

“Recreational Vehicle” shall mean either of the following:

(a) A motor home, travel trailer, truck camper, movable tiny house, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:

- (1) It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.
- (2) It contains 400 square feet or less of gross area measured at maximum horizontal projections.
- (3) It is built on a single chassis.
- (4) It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.

(b) A park trailer designed for human habitation for recreational or seasonal use only, which meets all of the following criteria:

- (1) It contains 400 square feet or less of gross floor area measured at the maximum horizontal projections. However, it may not exceed 12 feet in width or 40 feet in length in the travelling mode.
- (2) It is built on a single chassis.
- (3) It may only be transported upon the public highways with a permit.

“Recreational Vehicle Park.” A commercial use providing space for the accommodation of more than two (2) recreational vehicles for recreational or emergency housing for Displaced Persons, or for transient employee lodging and/or Basecamp purposes, and shall include Camp ground that meets the water, sewage disposal, and electrical hook-up standards.

“Self-Contained Recreational Vehicle.” A self-contained recreational vehicle is equipped with holding tank(s) sufficiently sized to contain and hold all liquid wastes generated from use of the vehicle.

“Temporary Dwelling.” A temporary dwelling that meets the water, sewage disposal, and electrical hook-up standards and includes a mobile/manufactured home.

“Temporary Occupancy.”

(a) Construction. A manufactured home, recreational vehicle, or appurtenant building may be used in lieu of a building in any zone for a period not to exceed eighteen (18) months while a permitted building is being constructed or for a period of six (6) months while a permitted manufactured or mobile home is being installed, commencing with the issuance of a building permit or a manufactured or mobile home installation permit.

(b) Construction offices and equipment storage. Temporary occupancies, recreational vehicles, commercial coaches or manufactured homes may be used for construction offices for the duration of the construction.

(c) Emergency services. Temporary occupancies, recreational vehicles, commercial coaches or manufactured homes may be used for the provision of emergency services for the duration of the emergency.

“Transitory Period.” The period of time after the wildfire event during which self-contained recreational vehicles do not need to meet the water and sewage disposal, and electrical hook-up service standards. The Transitory Period ends on December 31, 2024.

E. Residential Use of Recreational Vehicles and Temporary Dwellings.

- i. Government Sheltering Sites. Government Sheltering, including the use of recreational vehicles as part of a Temporary Recreational Vehicle Park and temporary dwellings are an allowed use in the M-R (Multiple-Family Residential), 2-R, 3-R, and 7-R (Single Family Residential), S-1 (Suburban), S-3 (Secondary Suburban), R-10 (Rural), C-2 (Periphery Commercial), Rec-1, Rec-3, Rec-10, Rec-P (Recreation), and R-C (Recreation Commercial) zones. Each congregate Government Sheltering site authorized under this article shall have been reviewed through the housing site identification process and approved by the Planning Director.
- ii. Temporary Use of Recreational Vehicles outside of the area affected by the Beckwourth Complex and Dixie Fires. Residential use and occupancy of up to two (2) recreational vehicles with water, sewage disposal, and electrical hook-ups that meet the standards in any zone that permits a residential use, with the exception of 2-R, 3-R, and 7-R (Single Family Residential) shall be allowed for the Effective Period of this article. Use after the Effective Period shall be subject to the standards of “Temporary occupancy” as defined in this section and per Section 9-2.417 of the Plumas County Code.
- iii. Temporary Dwellings with Utility Hook-ups outside of the area affected by the Beckwourth Complex and Dixie Fires. Residential use and occupancy of temporary dwellings utilizing hook-ups that meet the standards for water, sewage disposal, and electrical shall be allowed during the Effective Period of this article and subject to the applicable requirements set forth in Subsection E (v), Standards.
- iv. Temporary Recreational Vehicle Parks and Basecamp outside of the area affected by the Beckwourth Complex and Dixie Fires. The establishment of temporary recreational vehicle parks shall require hook-ups to water, sewage disposal, and electrical and are permitted in C-2 (Periphery Commercial), R-C (Recreation-Commercial), Rec-1, Rec-3, Rec-10, and Rec-P (Recreation) zones for the Effective Period of this article. Basecamp features may be located in the same zones as temporary recreational vehicle parks. Additionally, Basecamp features may be located in the I-1 (Heavy Industrial) and I-2 (Light Industrial) zones, in R-10 (Rural Zone) when a single parcel is 30 acres or more in size or multiple continuous parcels are collectively 30 acres or more in size, and in R-20 (Rural Zone) when in connection with an active permit to mine through the California Department of Conservation, Division of Mine Reclamation and a County approved special use

permit. The Planning Director has discretion to allow Basecamps in additional zones, on a case-by-case basis, if the Planning Director determines the Basecamp is not inconsistent with zoning or the current use of the parcel and surrounding properties. Such parcels will be subject to additional restrictions as determined by the Planning Director. Temporary recreational vehicle parks and Basecamp features are subject to a Zoning Clearance Certificate and subject to the applicable requirements set forth under Subsection E (v), Standards.

- v. Standards. After the Transitory Period, any residential uses of recreational vehicles shall meet the standards of Section 9-2.405 Camping as may be amended or Section 9-2.417 Temporary Occupancy.

Use of temporary dwellings shall at all times meet the following standards.

- (1) Full hook-ups to water, sewage disposal, and electrical.
- (2) Written consent of the property owner.
- (3) Shall be located outside of required setbacks established in Title 9, Chapter 2 of the Plumas County Code, unless the applicant can establish to the satisfaction of the Planning Director that there is no other available location outside of the setback area.
- (4) The residential use of temporary dwellings shall be located outside of the boundaries of any recorded easements.
- (5) The following additional standards apply to temporary recreational vehicle parks and Basecamp features:
 - (a) A county encroachment permit must be obtained for all new and existing driveway approaches to publicly maintained roads as specified in the County Improvement Standards.
- (6) Each Zoning Clearance Certificate application for a temporary recreational vehicle park or Basecamp feature if located on County property shall be accompanied by a detailed plan for the restoration and restoration plan cost estimate of the subject property to the satisfaction of the Director of Public Works. Following approval of the restoration plan and associated cost estimate, the applicant shall provide a financial guarantee in the form of a cash deposit or bond equivalent to the cost proposed in the restoration plan. County lands shall be restored to the satisfaction of the Public Works Director as set forth in the approved restoration plan prior to release of the performance guarantee. At minimum, a plan for restoration shall include clearance of the site of all recreational vehicles and related structures and removal of all-weather surfaces and utilities constructed for said park unless there is a separate application to permit the improvements. Additionally, stabilization of the site, implementation of erosion control measures, and/or successful revegetation shall be required.

F. Use of Bed and Breakfast Inns, Resorts, Retreats, Camps or other similar lodging uses.

Notwithstanding any contrary provision in the Plumas County Code or any use permit conditions, use of existing bed and breakfast inns, resorts, retreats, camps or other similar visitor serving lodging uses shall be allowed as emergency interim housing for Displaced Persons.

G. Removal and Disconnection.

Every temporary dwelling and Basecamp allowed by this article outside of the Beckwourth Complex and Dixie Fires Area shall be disconnected from water, sewage disposal, and/or electrical hook-ups and shall be removed from the property no later than the end of the Effective Period of this article. After the Transitory Period, any residential uses of recreational vehicles shall meet the standards of Section 9-2.405 Camping as may be amended or Section 9-2.417 Temporary Occupancy.

Section 2. Emergency Interim Housing Inside the Beckwourth Complex and Dixie Fires Area

A. Purpose.

As of September 1, 2021, in Plumas County at least one thousand one hundred and ninety-eight (1,198) structures were destroyed, and eighty (80) were damaged by the Dixie Fire. In Plumas County, the Beckwourth Complex destroyed 62 structures, of which 48 were residences and 14 were other structures. The Beckwourth Complex damaged an additional eight (8) structures. As of September 7, 2021, the Dixie Fire has burned 682,912 acres in Plumas County, and the Beckwourth Complex has burned 105,670 acres in Plumas and Lassen Counties.

This disaster has created an additional need for housing in a rural area that has already identified a housing shortage. Plumas County now faces the additional need for housing for Displaced Persons. This article relaxes some building and zoning regulations to allow for additional temporary housing opportunities inside of the Beckwourth Complex and Dixie Fires areas. While public safety hazards are being mitigated, persons moving back to the area do so at their own risk and should make themselves aware of potential public safety hazards, including but not limited to falling trees or utility poles adjacent to the roadways, damaged or unsafe roadways and bridges, and potable water/sewage disposal issues. The article allows persons to place temporary housing on a property once Fire Debris and Hazardous Materials has been removed. The purpose of this article is to develop reasonable standards that allow persons to move back into the Beckwourth Complex and Dixie Fires areas recognizing that a massive debris removal program must be implemented and, at the same time, provide interim shelter for Plumas County residents on private property during this housing crisis.

B. Prohibition, Administration, and Enforcement.

It is prohibited for any individual, including a Displaced Person, to reside on any property that contains Fire Debris and Hazardous Materials until the property has been certified clean by the Environmental Health Department. This article shall be administered under the direction of the Board of Supervisors, by and through the Local Health Officer, Director of Environmental Health, Planning Director, Building Services Director, and other departments specified herein. The Plumas County Code Enforcement Officer may initiate enforcement using any process set forth in the Plumas County Code including, but not limited to, Title 8, Chapter 19. Nothing in this provision is intended to prevent alternative enforcement mechanisms.

C. Effective Period.

- i. The provisions in this article shall remain in effect until December 31, 2024, unless otherwise specified herein, subject to extension or modification by the Board of Supervisors.
- ii. Except as otherwise provided herein, no recreational vehicle use, temporary dwelling, or any other emergency interim housing authorized pursuant to this article shall be used for permanent housing after the Effective Period of this article.

D. Transitory Use of Recreational Vehicles.

Residential use and occupancy of up to two (2) self-contained recreational vehicles on any property inside the Beckwourth Complex and Dixie Fires area that permits a residential use, does not contain Fire Debris and Hazardous Materials, and has been certified clean by the Environmental Health Department shall be allowed for the Transitory Period subject to the applicable requirements set forth under Section G, Standards. Use after the Transitory Period shall be subject to the standards of "Temporary occupancy" as defined in this section and per Section 9-2.417 of the Plumas County Code. Recreational vehicles under this section shall also be allowed to utilize hook-ups for water, sewage disposal, and electrical that meet the standards.

E. Temporary Dwellings with Utility Hook-ups.

Residential use and occupancy of temporary dwellings inside the Beckwourth Complex and Dixie Fires area utilizing hook-ups that meet the standards for water and sewage disposal, and electrical on any property that permits a residential use, does not contain Fire Debris and Hazardous Materials, and has been certified clean by the Environmental Health Department shall be allowed during the Effective Period of this article subject to the applicable requirements set forth in Section G, Standards.

F. Use of Cargo Storage Containers.

The use of cargo storage containers during the Effective Period of this article shall be allowed, subject to the applicable requirements set forth under Section G, Standards.

G. Standards.

Basecamps, residential use of recreational vehicles and temporary dwellings, and use of cargo storage containers shall meet the following standards as applicable.

- i. At all times, residential use of recreational vehicles and temporary dwellings is limited to vehicles and dwellings not on a permanent foundation and used to house Displaced Persons during the Effective Period.
- ii. Use of temporary dwellings is contingent on proof of a damaged or destroyed residence as verified by the Planning Director or Building Services Director based on prior final building permit or Assessor's records, or other documentation satisfactory to the Planning Director or Building Services Director.
- iii. At all times, recreational vehicles, temporary dwellings, and cargo storage containers shall be located outside the boundaries of any setbacks established by Title 9, Chapter 2, of the Plumas County Code, unless the applicant can establish to the satisfaction of the Planning Director that there is no other available location outside of the setback area.

- iv. At all times, recreational vehicles, temporary dwellings, and cargo storage containers shall be located outside the boundaries of any recorded easements.
- v. At all times, any use of a cargo storage container shall be for storage of personal and household belongings only and shall be installed as per the requirements of the Plumas County Code and the California Building Code (CBC).
- vi. At all times, the property owner or the property owner's authorized agent shall obtain all County permits for all temporary dwellings that are hooked-up to utilities. Written consent of the property owner is required in all cases.
- vii. For water hook-ups, Basecamp features and temporary dwellings shall be connected to an approved source of water meeting one of the following criteria:
 - (1) Public water supply;
 - (2) Existing well provided that it has been approved by the Department of Environmental Health as safe for domestic consumption; or
 - (3) Other water source approved by the Department of Environmental Health.
- viii. For sewage disposal hook-ups, Basecamp features and temporary dwellings shall be connected to an approved sewage disposal system meeting one of the following criteria:
 - (1) Public sewer system;
 - (2) A new or existing on-site sewage disposal system that has been approved by the Department of Environmental Health Director to be intact, adequately sized, and functioning correctly;
 - (3) Temporary holding tank with a contract with a pumping company for regular pumping. A copy of the contract shall be provided to the Department of Environmental Health; or
 - (4) Other method of sewage disposal approved by the Department of Environmental Health.
- ix. For electrical hook-ups, Basecamp features and temporary dwellings shall be connected to an approved source of electricity meeting one of the following criteria:
 - (1) Permitted electrical service hook-up; or
 - (2) Other power source approved by the Building Services Director.

H. Government Sheltering Sites.

Government Sheltering, including the use of recreational vehicles as part of a Temporary Recreational Vehicle Park and temporary dwellings are an allowed use in the M-R (Multiple-Family Residential), 2-R, 3-R, and 7-R (Single Family Residential), S-1 (Suburban), S-3 (Secondary Suburban), R-10 (Rural), C-2 (Periphery Commercial), Rec-1, Rec-3, Rec-10, Rec-P (Recreation), and R-C (Recreation Commercial) zones. Each congregate Government Sheltering site authorized under this article shall have been reviewed through the housing site identification process and approved by the Planning Director.

I. Temporary Recreational Vehicle Parks.

The establishment of temporary recreational vehicle parks on any property that does not contain Fire Debris and Hazardous Materials and has been certified clean by the Department of Environmental Health is permitted without requiring hook-ups to water, sewage disposal, and electrical only in C-2 (Periphery Commercial), R-C (Recreation Commercial), Rec-1, Rec-3, Rec-10 and Rec-P (Recreation) zones provided there is contracted sewage disposal vacuum service and potable water deliveries. Basecamp features may be located in the same zones as temporary recreational vehicle parks. Additionally, Basecamp features may be located in the I-1 (Heavy Industrial) and I-2 (Light Industrial) zones, in R-10 (Rural Zone) when a single parcel is 30 acres or more in size or multiple continuous parcels are collectively 30 acres or more in size, in R-20 (Rural Zone) when in connection with an active permit to mine through the California Department of Conservation, Division of Mine Reclamation and a County approved special use permit, and on parcels 9 acres or more in size on Greenville Wolf Creek Road, Town of Greenville, excluding parcels zoned GF (General Forest), TPZ (Timberland Production Zone), and Rec-OS (Recreation-Open Space). The Planning Director has discretion to allow Basecamps in additional zones, on a case-by-case basis, if the Planning Director determines the Basecamp is not inconsistent with zoning or the current use of the parcel and surrounding properties. Such parcels will be subject to additional restrictions as determined by the Planning Director. Temporary recreational vehicle parks and Basecamp features are subject to the issuance of a Zoning Clearance Certificate and subject to the applicable requirements set forth under Section G, Standards as well as the following standards:

- i. A county encroachment permit must be obtained for all new and existing driveway approaches to publicly maintained roads as specified in the County Improvement Standards.
- ii. Basecamps on parcels on Greenville Wolf Creek Road, Town of Greenville, within 300 feet of an occupied residence shall maintain quiet hours from 10 pm to 7 am seven days a week and all outdoor lighting shall be located, adequately shielded, and directed such that no direct light falls outside the property line, or into the public right-of-way in accordance with Plumas County Code Section 9-2.411 (Lighting facilities).
- iii. Each Zoning Clearance Certificate application for a temporary recreational vehicle park or Basecamp feature if located on County property shall be accompanied by a detailed plan for the restoration and restoration plan cost estimate of the subject property to the satisfaction of the Director of Public Works. Following approval of the restoration plan and associated cost estimate, the applicant shall provide a financial guarantee in the form of a cash deposit or bond equivalent to the cost proposed in the restoration plan. County lands shall be restored to the satisfaction of the Public Works Director as set forth in the approved restoration plan prior to release of the performance guarantee. At minimum, a plan for restoration shall include clearance of the site of all recreational vehicles and related structures and removal of all-weather surfaces and utilities constructed for said park unless there is a separate application to permit the improvements. Additionally, stabilization of the site, implementation of erosion control measures, and/or successful revegetation shall be required.

J. Nonconforming Structures and Uses.

The following modifies Plumas County Code Sec. 9-2.502(d)(3) – General provisions, Continuance, for the duration of the Effective Period:

- The lawful nonconforming use of land or structures, if discontinued for a period of one year may be resumed without the issuance of a special use permit.

The following modifies Plumas County Code Sec. 9-2.503(b) – Nonconforming structures, Restoration, for the duration of the Effective Period:

- A lawful nonconforming structure which is damaged to an extent which does not permit use for the intended purpose may be restored without the issuance of a special use permit.

With the exception of the above, for those sections in Plumas County Code, Title 9 Planning and Zoning, Chapter 2 Zoning, Article 5 Nonconforming Structures and Uses that require the issuance of a special use permit, for the duration of the Effective Period, an administrative use permit shall be required.

K. Reconstruction or Repair of Legally Constructed Residential, Commercial, or Industrial Building Due to a Wildfire.

Pursuant to 14 CCR (California Code of Regulations), Division 1.5 Department of Forestry and Fire Protection, Chapter 7 Fire Protection, Subchapter 2 State Responsibility Area/Very High Fire Hazard Severity Zones, Article 1 Administration, Section 1270.02 Scope, Subsection (c)(1), at the discretion of the local jurisdiction, and subject to any requirements imposed by the local jurisdiction to ensure reasonable ingress, egress, and capacity for evacuation and emergency response during a wildfire, the Fire Safe Regulations shall not apply to the reconstruction or repair of a legally constructed residential, commercial, or industrial building that has been destroyed or damaged due to a wildfire to the extent the reconstruction or repair does not:

- i. increase the square footage of the residential, commercial, or industrial building or buildings that previously existed; or
- ii. change the use of the building or buildings that had existed previously; or
- iii. construct a new building or buildings that did not previously exist on the site.

Should the reconstruction or repair of a building or buildings that have been destroyed or damaged due to a wildfire increase in square footage, change use, and/or should a new building or buildings be constructed on the site, the Fire Safe Regulations shall apply.

Reconstruction or rebuild of a building that has been destroyed or damaged due to a wildfire shall begin within two years after the Fire Debris and Hazardous Materials have been removed and the property has been certified clean by the Plumas County Environmental Health Department. Reconstruction or rebuild shall be completed within two years after issuance of the building permit. Once the building permit is issued, if work does not commence within 180 days or construction is suspended for a period of 180 days, the building permit goes into expired status. Any reconstruction or repair is subject to all applicable permit requirements and current building standards.

L. Reuse of Non-Conforming or Sub-Standard Septic Systems for Reconstruction of Non-Conforming or Single-Family Dwellings.

Reuse of non-conforming or sub-standard septic systems shall not occur. Reconstructed non-conforming or single-family dwellings shall be connected to any of the following:

- i. A community sewer system approved by the CA State Water Resources Control Board, or the Department of Environmental Health.
- ii. An approved on-site wastewater treatment system (OWTS) or other approved method of sewage disposal as approved by the Department of Environmental Health.

M. Reuse of Non-Conforming or Sub-Standard Domestic Water Systems for Reconstruction of Non-Conforming or Single-Family Dwellings.

Reuse of non-conforming or substandard domestic water systems shall not occur. Reconstructed non-conforming or single-family dwellings shall be connected to any of the following:

- i. A drinking water system as approved by the CA Water Board, Department of Drinking Water, or the Department of Environmental Health.
- ii. An approved drinking water well with an approved annular seal, or a protected water spring.

N. Use of Bed and Breakfast Inns, Resorts, Retreats, Camps or Other Similar Uses.

Notwithstanding any contrary provision in the Plumas County Code or any use permit conditions, use of existing bed and breakfast inns, resorts, retreats, camps or other similar visitor serving lodging uses shall be allowed on any property that does not contain Fire Debris and Hazardous Materials and has been certified clean by the Department of Environmental Health as emergency interim housing for Displaced Persons.

O. Removal and Disconnection.

Every temporary dwelling and Basecamp allowed by this article inside the Beckwourth Complex and Dixie Fires Area shall be disconnected from water, sewage disposal, and/or electrical hook-ups and removed from the property no later than the end of the Effective Period of this article or within 30 days of a final inspection or the issuance of a certificate of occupancy for a replacement dwelling, whichever is earliest. After the Transitory Period, any residential uses of recreational vehicles shall meet the standards of Section 9-2.405 Camping as may be amended or Section 9-2.417 Temporary Occupancy.

P. Rebuilding Warning.

The following statement shall be supplied to all individuals applying for a building permit within the Beckwourth Complex and Dixie Fires areas:

Due to the large number of structures destroyed in the Beckwourth Complex and Dixie Fires area, it is anticipated that there will be a large number of applications for building permits in the Beckwourth Complex and Dixie Fires areas.

Building permit applications can be submitted for processing before or after Fire Debris and Hazardous Materials have been cleaned up.

However, Building permits in the Beckwourth Complex and Dixie Fires areas will not be issued until a property has been cleared of Fire Debris and Hazardous Materials and has been certified clean by the Plumas County Environmental Health Department.

The Plumas County Health Officer has identified health hazards in the Fire Debris and Hazardous Materials in the Beckwourth Complex and Dixie Fires areas.

Even if a property has been cleared of Fire Debris and Hazardous Materials or never had

any Fire Debris and Hazardous Materials, it does not mean that there are no other health hazards or dangers on the property, including dangers resulting from fire-damaged or hazard trees.

Property owners and residents must do their own investigation to determine whether there are any other health hazards or dangers on the property. The issuance of a building permit for the property does not accomplish this task.

A building permit is a ministerial action requiring only limited review by the County to ensure that the structure meets all applicable building standards. In most zones, an individual is allowed by right to construct a residence after receiving a building permit which only requires conformity to building standards.

The building permit is issued based on information supplied by the applicant without independent investigation by the County of the property or potential health hazards or dangers.

Given the limited scope of enforcement, it is not possible for the County to identify potential health hazards or dangers which are not directly associated with the permitted structure.

The applicant is in a position to inspect the property, identify potential health hazards or dangers, and tailor the application to avoid any potential health hazards or dangers.

PASSED AND ADOPTED by the Board of Supervisors of the County of Plumas, State of California, on the 1st day of November, 2022, by the following vote:

AYES: Supervisor(s) Thrall, Hagwood, Engel, Ceresola

NOES: None

ABSENT: None

ABSTAIN: Goss

By: 

Kevin Goss, Chair
Plumas County Board of Supervisors

ATTEST

By: 

Heidi White

Clerk of the Board of Supervisors