

GENERAL PLAN AMENDMENT ZONING ORDINANCE
GOULD SWAMP GENERAL PLAN AMENDMENT
ORDINANCE NO. 2018- 1113

**AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, REZONING CERTAIN
REAL PROPERTY CONSISTENT WITH GENERAL PLAN AMENDMENT ENACTED BY RESOLUTION
NO. 2006-7249**

The Board of Supervisors of the County of Plumas, State of California, DOES ORDAIN as follows:

Section 1. The real property enumerated in Exhibits A and B, particularly described therein by Assessor Parcel Number 001-440-008-000, is hereby rezoned to R-C (Recreation Commercial), LTD (Limited Combining Zone) and SP-ScR (Special Plan Scenic Road), zoning classifications enumerated in Plumas County Code Section 9-2.301 and described in Code Sections 9-2.2201 through 9-2.2207, Code Sections 9-2.2701 through 9-2.2702, and Code Sections 9-2.3701 through 9-2.3704 implemented by Exhibits A and B, attached hereto.

Section 2. This rezoning is consistent with and will serve to implement General Plan Amendment Summer 2005 (Gould Swamp) enacted by Resolution No. 2006-7249.

Section 3. Environmental considerations related to this rezoning have been addressed in Environmental Impact Report No. 75 which was certified after a noticed public hearing by the Plumas County Board of Supervisors on January 24, 2006 and was deemed to satisfy the requirements of the California Environmental Quality Act as certified in Resolution No. 2006-7249. The application of the Limited Combining Zone (Code Sections 9-2.2701 through 9-2.2702) serves to identify potential adverse effects based on General Plan requirements and specified in Exhibit B.

Section 4. The Plumas County Planning Director is hereby directed to reflect the zoning as provided for in this ordinance and pursuant to Section 9-2.302 of the Plumas County Code.

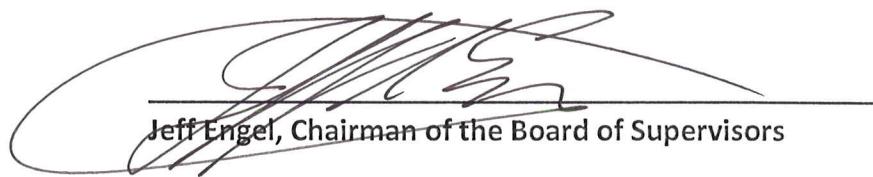
Section 5. This ordinance shall not be codified.

Section 6. This ordinance shall be published, pursuant to Section 25124(a) of the Government Code of the State of California, before the expiration of fifteen (15) days after the passage of the ordinance, with the names of the supervisors voting for and against the ordinance, in the Chester Progressive, a newspaper of general circulation in the County of Plumas.

Section 7. This ordinance shall become effective thirty (30) days from the date of the final passage.

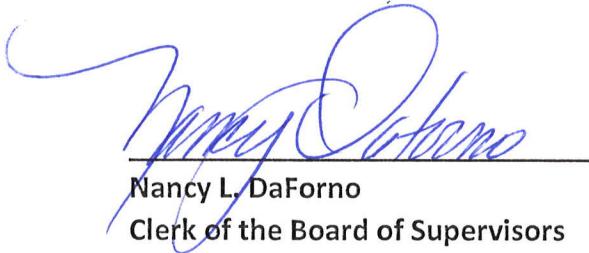
The foregoing ordinance was introduced on June 12, 2018, and duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, on June 19, 2018 by the following vote:

AYES: Supervisors: SIMPSON, THRALL, GOSS, SANCHEZ, ENGEL
NOES: Supervisors: NONE
ABSENT: Supervisors: NONE



Jeff Engel, Chairman of the Board of Supervisors

ATTEST:



Nancy L. DaForno
Clerk of the Board of Supervisors

Exhibit "A"

The land referred to herein is situated in the State of California, County of PLUMAS, in an unincorporated area, described as follows:

Township 28 North, Range 7 East, M.D.M.

In Section 3:

Portion of the South 1/2 of the Northeast 1/4 lying south of the centerline of State Highway 36 and west of a line described as beginning at a point, a distance of 711.48 feet South 89° 47' 34" West of the East 1/4 corner of said Section 3 and extending north 12° 39' 50" west to the centerline of State Highway 36.

Portion of the South 1/2 of the Northeast 1/4 lying south of the centerline of State Highway 36 and east of a line described as beginning at a point, a distance of 711.48 feet South 89° 47' 34" West of the East 1/4 corner of said Section 3 and extending north 12° 39' 50" west to the centerline of State Highway 36.

Excepting therefrom an undivided 1/16 interest in all coal, oil, gas and other mineral deposits as reserved by the State of California in the Patent recorded May 15, 1924 in Book 9 of Patents, Page 217.

Assessor Parcel Number 001-440-008-000

EXHIBIT "B"

The application of the Limited Combining Zone (Code Sections 9-2.2701 through 9-2.2702) serves to identify potential adverse effects based on General Plan requirements as per Environmental Impact Report #75.

Air Quality-Diminished air quality from project development and associated increases in vehicle emissions, and wood-burning appliances.

Mitigation Measure: *"This project has the potential to conflict with mitigations for land development established by the Northern Sierra Air Quality Management District because the Recreation Commercial zoning designation permits a wide range of uses many of which do not require the issuance of a discretionary entitlement, meaning that the County could not impose mitigation measures for impacts that these uses may cause. Some of these uses include: Resorts, Recreation Facilities, Campgrounds and Lodging facilities. These uses have essentially no limitation on their size other than the capacity of the land to provide parking sewage disposal facilities. These uses could be allowed a large number of rooms for transient occupancy which could generate a significant amount of traffic and particulate matter from project construction and the unrestricted use of wood burning devices and fire places."*

Biological Resources-Adverse impacts to bald eagle and osprey habitat resulting from development of the site.

Mitigation Measure: *"The California Department of Fish & Game has requested that the project site be surveyed by a qualified wildlife biologist to determine the presence of nesting bald eagle or osprey. This task and the mitigation measures resulting from the survey shall be incorporated into a site development review process. This can be accomplished by applying a Limited Combining Zone (LTD) as part of the proposed amendment. The Limited Combining Zone will set forth a discretionary review process whereby drainage, erosion and wildlife concerns can be evaluated in terms of a specific development proposal with the necessary mitigation measures incorporated into the project design and construction. No construction on this property would be allowed to occur without this analysis and review."*

Geology and Soils-An earthquake fault with quartenary movement is located approximately ½ mile to the east of this project. This project has the potential to expose people and structures to risks associated with seismic activity.

Mitigation Measure: *"Mitigation of these potential impacts can be addressed by applying a Limited Combining Zone (LTD) as part of the proposed amendment. The Limited Combining Zone will set forth a discretionary review process whereby the analysis of the geologist can be reviewed and the recommended mitigation measures incorporated into the project design and construction."*

Hydrology and Water Quality-Adverse impacts to surface water from accelerated runoff and erosion.

Mitigation Measure: *"Mitigation of this potential impact can be addressed by applying a Limited Combining Zone (LTD) as part of the proposed amendment. The Limited Combining Zone will set forth a discretionary review process whereby a drainage and erosion control plan can be required with the recommended mitigation measures incorporated into the project design and construction."*

Transportation/Traffic-Adverse impacts associated with traffic safety, specifically road maintenance, roadway improvements and intersection safety of Catfish Beach Road and State Highway 36.

Mitigation Measure: *"The application of the Limited Combining Zone will allow the County to undertake a development specific review of any new use. The Limited Combining Zone will identify the need for a traffic analysis. This analysis will evaluate the site specific impacts as they relate to maintenance, roadway improvements and intersection safety."*