

ORDINANCE NO. 2019- 1121

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA,
AMENDING PLUMAS COUNTY CODE TITLE 9 (PLANNING AND ZONING), CHAPTER 2, ARTICLES 2, 4, 13, 14, 15,
16, 17, 18, 19, 20, 21, 22, 23, 25, and 26; ACCESSORY DWELLING UNITS.

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

Section 1. Plumas County Code Sections 9-2.201.1 "Accessory dwelling unit", 9-2.228 "Dwelling Unit", and 9-2.230.5 "Emergency shelter" of Article 2 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in Exhibit "A".

Section 2. Plumas County Code Sections 9-2.408 "Garages and Carports" and 9-2.414 "Parking and Loading" of Article 4 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 3. Plumas County Code Sections 9-2.1302 "Uses (2-R, 3-R, 7-R)" and 9-2.1305 "Yards (2-R, 3-R, 7-R)" of Article 13 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 4. Plumas County Code Sections 9-2.1402 "Uses (M-R)" and 9-2.1405 "Yards (M-R)" of Article 14 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 5. Plumas County Code Section 9-2.1502 "Uses (S-1)" of Article 15 of Chapter 2; 9-2.1602 "Uses (S-3)" of Article 16 of Chapter 2; 9-2.1702 "Uses (R-10)" of Article 17 of Chapter 2; 9-2.1802 "Uses (R-20)" of Article 18 of Chapter 2; 9-2.1902 "Uses (C-1)" of Article 19 of Chapter 2; 9-2.2002 "Uses (C-2)" of Article 20 of Chapter 2; 9-2.2102 "Uses (C-3)" of Article 21 of Chapter 2; 9-2.2202 "Uses (R-C)" of Article 22 of Chapter 2; 9-2.2302 "Uses (Rec)" of Article 23 of Chapter 2; 9-2.2502 "Uses (I-1)" of Article 25 of Chapter 2; 9-2.2602 "Uses (I-2)" of Article 26 of Chapter 2, all of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 6.

Exhibit "A" shall take effect thirty (30) days after adoption by the Board of Supervisors.

Section 7. Codification.

This ordinance shall be codified.

Section 8. Publication.

A summary of this ordinance shall be published, pursuant to Section 25124(b)(1) of the Government Code of the State of California, before the expiration of fifteen days after the passage of the ordinance, once, with the names of the supervisors voting for and against the ordinance, in the *Feather River Bulletin*, the *Indian Valley Record*, the *Chester Progressive*, and the *Portola Reporter*, newspapers of general circulation in the County of Plumas.

The foregoing ordinance was introduced at a regular meeting of the Board of Supervisors on

the 1st day of OCTOBER, 2019, and passed and adopted on the 15th
day of OCTOBER, 2019 by the following vote:

AYES: Supervisors: SIMPSON, THRALL, ENGEL, GOSS

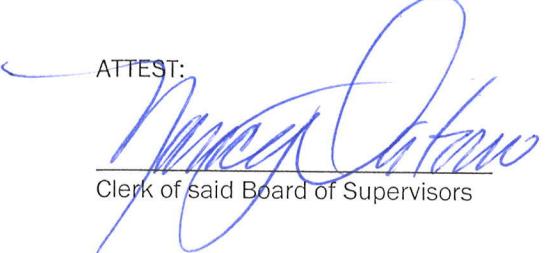
NOES: Supervisors: NONE

ABSENT: Supervisors: NONE



Chairman, Board of Supervisors

ATTEST:



Nancy Atton
Clerk of said Board of Supervisors

Exhibit "A"

Sec. 9-2.201.1. Accessory dwelling unit.

"Accessory dwelling unit" shall mean an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit shall also include an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

An accessory dwelling unit shall either be attached to the existing dwelling unit, or located within the living area of the existing dwelling unit or detached from the existing dwelling unit and located on the same property as the existing dwelling unit. The increased floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet. The total area of floorspace for a detached accessory dwelling unit shall not exceed 1,200 square feet, excluding garages or any accessory structure. No passageway from any street to an entrance of the accessory dwelling unit shall be required.

Sec. 9-2.228. Dwelling unit.

"Dwelling unit" shall mean a building, or portion of a building, which ~~provides~~ includes permanent provisions for living, sleeping, cooking, eating and sanitation for one family ~~and may include one additional quarters and shall include household animals.~~

Sec. 9-2.230.5. Emergency shelter.

"Emergency shelter" shall mean housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Sec. 9-2.408. Garages and carports.

(a) *Garage and carport conversion.* Garages and carports may be converted to other uses only if they meet the yard requirements of the zone in which the garage or carport is located, ~~except that no setback shall be required for an existing garage that is converted to an accessory dwelling unit. A setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.~~

Sec. 9-2.414. Parking and loading.

(a) *Application.* Listed in this section are the minimum off-street parking requirements. Uses involving the receipt and distribution of materials shall be subject to the minimum loading space requirements. Where parking and loading requirements cannot be based solely upon the uses listed, the Planning Director shall determine the requirements or the additional requirements. Any parking and loading requirements may be modified, as necessary, by the Planning Director.

(b) *Number of spaces.* Off-street parking spaces shall be provided at the rates set forth below:

<u>Basis</u>	<u>Parking Spaces</u>
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Dwelling units	Two
Accessory dwelling units	One, except as modified below
Additional quarters	One
Guest houses	One
Employees	One for each of the employees working at one time
Seating	One for every four seats, or fraction thereof
Sales and service floor areas	One for each 500 square feet, or fraction thereof
Boat ramps	Twenty

No off-street parking spaces shall be required for accessory dwelling units that meet any of the following listed instances:

- (1) The accessory dwelling unit is located within one-half mile of public transit.
- (2) The accessory dwelling unit is located within an architecturally and historically significant historic district.
- (3) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
- (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- (5) When there is a car share vehicle located within one block of the accessory dwelling unit.

Loading Spaces

Any of floor, storage or merchandise areas or combinations thereof	One for each 5,000 square feet, or fraction thereof
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(c) *Design.*

(1) *Parking lots.* The following shall be the minimum parking lot design standards:

Angle of Space	Parking Space Dimensions		Maneuvering Aisle	
	Width	Perpendicular Depth to Depth	One-Way	Two-Way
0° (Parallel)	8'	20'	12'	22'
45°	16'	12'	15'	22'
60°	18'	10'	20'	22'
90° (Perpendicular)	18'	9'	27'	27'

All maneuvering aisles shall be off-street. When five (5) or more spaces are required, maneuvering aisles and all required parking spaces shall be provided off-street and on-site. When four (4) or fewer spaces are required, the requirement for off-street parking shall be waived if the property has sufficient street frontage to provide for the number of waived spaces; except that off-street parking required for dwelling units, additional quarters and guest houses shall not be waived. When off-street parking of four (4) or fewer spaces is provided, maneuvering aisles shall be provided. Maneuvering aisles shall not be required for off-street parking required for dwelling units, additional quarters and guest houses when four (4) or fewer spaces are required. Maneuvering aisles shall be required for off-street parking required for dwelling units, guest houses and additional quarters when five (5) or more spaces are required. All spaces shall have unimpeded access. Where parking rows opposite each other are of different angles and share the same maneuvering aisle, the greater of two (2) required widths shall be used.

All spaces along property lines shall have a minimum six (6") inch by six (6") inch raised curb or equivalent barrier precluding entry from other property or from streets not used for maneuvering.

(2) *Loading spaces.* The following shall be the minimum loading space design standards:

Use	Width	Depth	Clearance Height
Commercial	10'	35'	14'
Industrial	10'	50'	14'

Exits from loading spaces onto streets shall not be made by backing, and entries to loading spaces shall not be made by maneuvering in the traveled way of the street.

(3) *Boat ramps.* Boat ramp parking spaces shall be thirty-five (35') feet long.

Sec. 9-2.1302. Uses (2-R, 3-R, 7-R).

(a) The following uses shall be permitted in the Single-Family Residential Zones (2-R, 3-R, 7-R):

- (1) One dwelling unit; ~~one guest house~~ one accessory dwelling unit; and one additional detached dwelling unit on any parcel of twice or more the minimum lot area; and
- (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, limited home businesses, and bed and breakfast inns.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

- (1) Alcohol and drug recovery facilities, child day care facilities, community care facilities, 4-H and FFA animal projects, home businesses, parks, places of assembly, public utility facilities, public service facilities, and schools.

(c) The following uses shall be permitted subject to the issuance of a planned development permit:

- (1) Dwelling units and manufactured homes, including those in recreation oriented

residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

Sec. 9-2.1305. Yards (2-R, 3-R, 7-R).

The minimum yard requirements in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet per story; and
- (c) **Setback for existing garage that is converted to an accessory dwelling unit: None (0') feet; and**
- (d) **Side and rear yard setbacks for an accessory dwelling unit that is constructed above a garage: Five (5') feet.**

Sec. 9-2.1402. Uses (M-R).

- (a) The following uses shall be permitted in the Multiple-Family Residential Zone (M-R):
 - (1) Dwelling units and manufactured homes, ~~excluding additional quarters~~ at the ratio of up to one dwelling unit or manufactured home for each 1/21.8 acre of lot area; **accessory dwelling units** and
 - (2) Child day care homes, **emergency shelter**, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, limited home business, one- or two-person business offices, and one- or two-person personal services.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Alcohol and drug recovery facilities, bed and breakfast inns, child day care facilities, community care facilities, 4-H and FFA animal projects, health services, home businesses, limited administrative offices, lodging facilities, parking lots, places of assembly, public utility facilities, public service facilities, recreation facilities, rooming facilities, and schools.

Sec. 9-2.1405. Yards (M-R).

The minimum yard requirements in the Multiple-Family Residential Zone (M-R) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: None (0') feet and;
- (b) Side and rear yards: Five (5') feet per story; and
- (c) **Setback for existing garage that is converted to an accessory dwelling unit: None (0') feet; and**
- (d) **Side and rear yard setbacks for an accessory dwelling unit that is constructed above a garage: Five (5') feet.**

Sec. 9-2.1502. Uses (S-1).

- (a) The following uses shall be permitted in the Suburban Zone (S-1):
 - (1) One dwelling unit, ~~including additional quarters~~; one guest house; and one additional detached dwelling unit on any parcel of twice or more the minimum lot area; and

- (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, home businesses, small animal husbandry, and horticulture.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Alcohol and drug recovery facilities, bed and breakfast inns, child day care facilities, community care facilities, 4-H breeding projects and FFA animal projects, nurseries, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
 - (1) Dwelling units and manufactured homes, including those in recreation oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

Sec. 9-2.1602. Uses (S-3).

- (a) The following uses shall be permitted in the Secondary Suburban Zone (S-3):
 - (1) One dwelling unit, including additional quarters; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area; and
 - (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, small animal husbandry, large animal husbandry, horticulture, home businesses, and veterinary services.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Alcohol and drug recovery facilities, bed and breakfast inns, child day care facilities, community care facilities, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools; and
 - (2) Home industry, nurseries, and animal breeding and boarding.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
 - (1) Dwelling units and manufactured homes, including those in recreation-oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

Sec. 9-2.1702. Uses (R-10)

- (a) The following uses shall be permitted in the Rural Zone (R-10):
 - (1) One dwelling unit, including additional quarters; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area, any of which may be alternative housing;
 - (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facility, limited residential community care facilities, small animal husbandry, large animal husbandry, home businesses, and horticulture; and
 - (3) Wildlife management, kennels, and veterinary services.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Alcohol and drug recovery facility, bed and breakfast inns, child day care facilities, community care facilities, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools; and

- (2) Home industry, commercial animal husbandry, agricultural auction yards, limited electric generation, mining, nurseries, shooting ranges, animal breeding and boarding, and hunting clubs.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
 - (1) Dwelling units and manufactured homes, including those in recreation oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

Sec. 9-2.1802. Uses (R-20).

- (a) The following uses shall be permitted in the Rural Zone (R-20):
 - (1) One dwelling unit, including additional quarters; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area, any of which may be alternative housing;
 - (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, small animal husbandry, large animal husbandry, home businesses, and horticulture; and
 - (3) Wildlife management, kennels, and veterinary services.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Alcohol and drug recovery facilities, bed and breakfast inns, child day care facilities, community care facilities, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools; and
 - (2) Home industry, commercial animal husbandry, agricultural auction yards, limited electric generation, mining, nurseries, shooting ranges, animal breeding and boarding, and hunting clubs.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
 - (1) Dwelling units and manufactured homes, including those in recreation oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

Sec. 9-2.1902. Uses (C-1).

- (a) The following uses shall be permitted in the Core Commercial Zone (C-1):
 - (1) Business offices, child day care homes, limited child day care homes, child day care facilities, personal services, retail stores, taverns, restaurants, and parking lots.
 - (2) Lodging on the second floor if the entire first floor is in commercial use.
 - (3) One dwelling unit, including additional quarters, where the residential uses does not exceed the floor area of the commercial use; and
 - (4) Dwelling units on the second floor if the entire first floor is in commercial use.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Alcohol and drug recovery facilities, limited electric generation, gas stations, health service, mining, places of assembly, postal services, public service facilities, public utility facilities, recreation facilities, schools, and community care facilities.

Sec. 9-2.2002. Uses (C-2).

- (a) The following uses shall be permitted in the Periphery Commercial Zone (C-2):

- (1) Building Supply, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, health services, heavy equipment sales, heavy equipment services, lodging facilities, personal services, places of assembly, postal services, prefabricated building sales, recreation facilities, restaurants, retail stores, self-service facilities, taverns, vehicle sales, vehicle services, wholesale commercial supply, and parking lots;
- (2) One dwelling unit, including additional quarters, where the residential use does not exceed the floor area of the commercial use or one dwelling unit, including additional quarters, on the rear fifty (50%) percent of the parcel; and
- (3) Dwelling units on the second floor if the entire first floor is in commercial use.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Alcohol and drug recovery facilities, animal breeding and boarding, camp grounds, community care facilities, limited electric generation, mining, public service facilities, public utility facilities, recycling facilities, schools, indoor shooting ranges, storage, transport stations, undertaking, used goods sales, veterinary services, warehousing, and wholesaling; and
 - (2) Assembly, manufacturing, and processing which are based upon materials which are already in processed form.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
 - (1) Dwelling units, including additional quarters, on the rear fifty (50%) percent of the parcel.

Sec. 9-2.2102. Uses (C-3).

- (a) The following uses shall be permitted in the Convenience Commercial Zone (C-3):
 - (1) Building supply, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, heavy equipment services, farm supply sales, health services, Laundromats™, lodging facilities, personal services, places of assembly, limited recycling facilities, postal services, recreation facilities, restaurants, retail stores, taverns, parking lots, and vehicle services.
 - (2) One dwelling unit, including additional quarters, where the residential use does not exceed the floor area of the commercial use or one dwelling unit on the rear fifty (50%) percent of the parcel; and
 - (3) Dwelling units on the second floor if the entire first floor is in commercial use.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Alcohol and drug recovery facility, animal breeding and boarding, camp grounds, community care facilities, limited electric generation, mining, public service facilities, public utility facilities, schools, storage, used goods sales, veterinary services, and transport stations.

Sec. 9-2.2202. Uses (R-C).

- (a) The following uses shall be permitted in the Recreation Commercial Zone (R-C):
 - (1) Boat ramps, boat services, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, health services, Laundromats™, lodging facilities, marinas, personal services, places of assembly, postal services, limited recycling facilities, recreation facilities, resorts, restaurants, retail stores,

and taverns;

(2) One dwelling unit, **including additional quarters**, where the residential use does not exceed the floor area of the commercial use or one dwelling unit, **including additional quarters**, on the rear fifty (50%) percent of the parcel; and

(3) Dwelling units on the second floor if the entire first floor is in commercial use.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

(1) Alcohol and drug recovery facilities, animal breeding and boarding, camp grounds, community care facilities, limited electric generation, mining, public service facilities, public utility facilities, recycling facilities, schools, veterinary services, wholesale commercial supply, parking lots, transport stations, and storage.

(c) The following uses shall be permitted subject to the issuance of a planned development permit:

(1) Dwelling units, **including additional quarters**, on the rear fifty (50%) percent of the parcel.

Sec. 9-2.2302. Uses (Rec).

(a) The following uses shall be permitted in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20):

(1) Boat ramps, boat services, camp grounds, lodging facilities, marinas, postal services, recreation facilities, and resorts;

(2) When in conjunction with and subordinate to a use permitted in subsection (1) of this subsection, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, health services, Laundromats™, personal services, places of assembly, limited recycling facilities, restaurants, retail stores, and taverns; and

(3) One dwelling unit, **including additional quarters**, or limited residential alcohol and drug recovery facility.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

(1) Alcohol and drug recovery facilities, community care facilities, mining, public service facilities, public utility facilities, recycling facilities, rooming facilities, and schools.

(2) In Rec-P, Rec-1 and Rec-3: Indoor shooting ranges.

(3) In Rec-10 and Rec-20: Limited electric generation and shooting ranges.

(c) The following uses shall be permitted subject to the issuance of a planned development permit: dwelling units in recreation-oriented residential developments at the ratio of up to:

(1) Rec-P: Seven (7) per acre;

(2) Rec-1: One to three (1-3) acres per dwelling unit;

(3) Rec-3: Three to ten (3-10) acres per dwelling unit;

(4) Rec-10: Ten to twenty (10-20) acres per dwelling unit; and

(5) Rec-20: Twenty (20) acres per dwelling unit.

Sec. 9-2.2502. Uses (I-1).

(a) The following uses shall be permitted in the Heavy Industrial Zone (I-1) subject to site development review as set forth in Article 11.3 of this chapter:

(1) Assembly, building supply, manufacturing, processing, electric generation, junk

yards, salvage operations, public utility facilities, heavy equipment sales, heavy equipment services, storage, and transport stations;

- (2) Retail sales and wholesaling when associated with and appurtenant to a use permitted in subsection (1) of this subsection or subsection (b) of this section;
- (3) One dwelling unit, including additional quarters, when in conjunction with an industrial use; and
- (4) Child day care homes and limited child day care homes.

- (b) The following uses shall be permitted subject to the issuance of a special use permit.
 - (1) Mining, and public service facilities; and
 - (2) Permitted uses which exceed the height limitations.

Sec. 9-2.2602. Uses (I-2).

- (a) The following uses shall be permitted in the Light Industrial Zone (I-2) subject to site development review as set forth in Article 11.3 of this chapter:
 - (1) Assembly, manufacturing, and processing which are based upon materials which are already in processed form;
 - (2) Building supply, car wash, storage, transport stations, warehousing, wholesaling, public utility facilities, vehicle sales, and vehicle services;
 - (3) Retail sales when associated with and appurtenant to a use permitted by subsections (1) and (2) of this subsection and subsection (b) of this section;
 - (4) One dwelling unit, including additional quarters, when in conjunction with an industrial use; and
 - (5) Child day care homes and limited child day care homes.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Junk yards, salvage operations, heavy equipment services, places of assembly, and public service facilities.

RESOLUTION NUMBER P. C. 2019-6

RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS THAT THE ORDINANCE AMENDING PLUMAS COUNTY CODE TITLE 9 (PLANNING AND ZONING), CHAPTER 2, ARTICLES 2, 4, 13 THROUGH 23, 25 AND 26: ACCESSORY DWELLING UNITS AND EMERGENCY SHELTERS BE INCORPORATED INTO THE PLUMAS COUNTY CODE AND THAT THE BOARD FIND THE ORDINANCE ADOPTION IS EXEMPT FROM CEQA UNDER SECTION 15061(b)(3)

WHEREAS, the proposed changes to Plumas County Code incorporating provisions to address accessory dwelling units was discussed by the Planning Commission at a workshop held on August 1, 2019 and at a public hearing held on September 5, 2019; and

WHEREAS, during the preparation of the 2019-2024 Housing Element, it was revealed that in addition to state law provisions regarding accessory dwelling units, there were also provisions regarding emergency shelters that needed to be added to the Zoning Ordinance in order to become compliant with state law provisions; and

WHEREAS, language regarding emergency shelters, which includes a zoning code definition and amendment to the M-R (Multiple-Family Residential) zoning code that allows emergency shelters as a permitted use was added to the draft accessory dwelling unit ordinance; and

WHEREAS, the Planning Commission held a properly noticed public hearing on the proposed ordinance, including the additional language regarding emergency shelters and received testimony from all interested parties; and

WHEREAS, the adoption of this ordinance will serve to implement provisions of state law and the 2019-2024 Housing Element Programs 10 (Accessory Dwelling Units) and 22 (Emergency Shelter Development); and

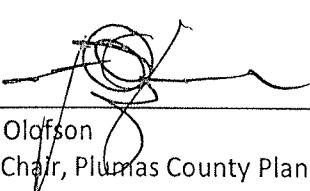
WHEREAS, the adoption of this ordinance will also replace existing code provisions that permit second accessory dwelling units as a permitted use and allow more flexibility in providing options for affordable housing.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the County of Plumas, State of California recommends that the Board of Supervisors find that the ordinance adoption is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment because the ordinance adoption will implement state law requirements, Programs 10 and 22 of the 2019-2024 Housing Element, which has undergone environmental review under the 2019-2024 Housing Element CEQA Addendum and adopt the ordinance amending Title 9 of the Plumas County Code as shown in Exhibit "A" attached.

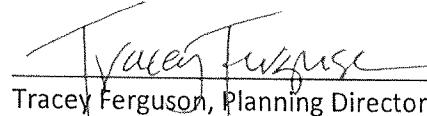
The foregoing Resolution was duly passed and adopted by the Plumas County Planning Commission at a meeting held on the 5th day of SEPTEMBER, 2019 by the following roll call vote:

AYES: Commissioners: GREENING, WILLIAMS, OLOFSON
NOES: Commissioners: NONE
ABSENT: Commissioners: ABBOTT, STOUT

Said resolution to be effective as of the 5TH day of SEPTEMBER, 2019.


John Olafson
Vice-Chair, Plumas County Planning Commission

ATTEST:


Tracey Ferguson, Planning Director

FEATHER PUBLISHING CO., INC.

(530) 283-0800
P.O. BOX B, QUINCY, CA 95971

STATE OF CALIFORNIA } ss.
County of Plumas }
and/or Lassen

RECEIVED

SEP 16 2019

Keri B. Taborski deposes and says: That she is the
principal clerk for the publisher of the

PC Planning+Building

BULLETIN
Quincy, Plumas County
Adjudication Decree #4644

RECORD
Greenville, Plumas County
Adjudication Decree #5462

Chester Progressive
Chester, Plumas County
Adjudication Decree #5956

PORTOLA REPORTER
Portola, Plumas County
Adjudication Decree #2497

Times
Susanville, Lassen County
Adjudication Decree #15466

that the Summary, Plumas County Planning
Commission re: housing element requirements *accessory units of*
emergency shelter
of which the attached is a true printed copy, was
published in the weekly issue of said newspaper(s)
as indicated above (and not in a supplement there-
of) for One
consecutive week(s), beginning Sept. 18, 2019
and ending Sept. 18, 2019, both dates inclusive,
to wit: Sept. 18, 2019

Date: Sept. 18, 2019

/s/ Keri B. Taborski

Keri B. Taborski

RECEIVED

SEP 16 2019

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**SUMMARY OF ORDINANCE
AMENDING PLUMAS COUNTY
CODE, TITLE 9 AND IMPLEMENT-
ING STANDARDS FOR ACCESSO-
RY DWELLING UNITS AND
EMERGENCY SHELTER AS PER
STATE HOUSING ELEMENT
REQUIREMENTS**

On September 5, 2019, the Plumas County Planning Commission held a public hearing on the proposed ordinance and approved Resolution 2019-6 making recommendations to the Board of Supervisors that the ordinance be adopted and that the Board find the ordinance adoption is exempt from the California Environmental Quality Act under Section 15061(b)(3) because the ordinance will implement state Housing Element legal requirements and will implement Programs 10 and 22 of the proposed draft 2019-2024 Housing Element.

On October 1, 2019, at 1:00 p.m., the Plumas County Board of Supervisors will hold a public hearing on the proposed ordinance.

ORDINANCE NO. 2019-_____

**AN ORDINANCE OF THE COUNTY OF
PLUMAS, STATE OF CALIFORNIA,
AMENDING PLUMAS COUNTY CODE
TITLE 9 (PLANNING AND ZONING),
CHAPTER 2, ARTICLES 2, 4, 13
THROUGH 23, 25 AND 26: ACCESSORY
DWELLING UNITS AND EMERGENCY
SHELTERS.**

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

Section 1.

Plumas County Code Sections 9-2.201.1 "Accessory dwelling unit", 9-2.228 "Dwelling unit", and 9-2.230.5 "Emergency shelter" of Article 2 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in Exhibit "A".

Section 2.

Plumas County Code Sections 9-2.408 "Garages and Carports" and 9-2.414 "Parking and Loading" of Article 4 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 3.

Plumas County Code Sections 9-2.1302 "Uses (2-R, 3-R, 7-R)" and 9-2.1305 "Yards (2-R, 3-R, 7-R)" of Article 13 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 4.

Plumas County Code Sections 9-2.1402 "Uses (M-R)" and 9-2.1405 "Yards (M-R)" of Article 14 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 5.

Plumas County Code Section 9-2.1502 "Uses (S-1)" of Article 15 of Chapter 2; 9-2.1602 "Uses (S-3)" of Article 16 of Chapter

2; 9-2.1702 "Uses (R-10)" of Article 17 of Chapter 2; 9-2.1802 "Uses (R-20)" of Article 18 of Chapter 2; 9-2.1902 "Uses (C-1)" of Article 19 of Chapter 2; 9-2.2002 "Uses (C-2)" of Article 20 of Chapter 2; 9-2.2102 "Uses (C-3)" of Article 21 of Chapter 2; 9-2.2202 "Uses (R-C)" of Article 22 of Chapter 2; 9-2.2302 "Uses (Rec)" of Article 23 of Chapter 2; 9-2.2502 "Uses (I-1)" of Article 25 of Chapter 2; 9-2.2602 "Uses (I-2)" of Article 26 of Chapter 2, all of Title 9 (Planning and Zoning of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 3. Codification.

Once adopted, this ordinance shall be codified.

Section 4. Publication

A summary of this ordinance shall be published, pursuant to Section 25124(b)(1) of the Government Code of the State of California, in the Feather River Bulletin, the Indian Valley Record, the Chester Progressive, and the Portola Reporter, newspapers of general circulation in the County September 18, 2019.

EXHIBIT: COPIES OF EXHIBIT A, DESCRIBED ABOVE, CAN BE VIEWED IN THE PLANNING AND BUILDING SERVICES OFFICE, 555 MAIN STREET, QUINCY, CA. For further information, contact Rebecca Herrin, Assistant Planning Director, Plumas County Planning and Building Services, (530) 283-6213 or beckyherrin@countyofplumas.com.

Published FRB, IVR, PR, CP
Sept. 18, 2019]

**SUMMARY OF ORDINANCE AMENDING PLUMAS COUNTY CODE, TITLE 9 AND IMPLEMENTING STANDARDS
FOR ACCESSORY DWELLING UNITS AND EMERGENCY SHELTER AS PER STATE HOUSING ELEMENT
REQUIREMENTS**

On October 1, 2019, the Plumas County Board of Supervisors held a noticed public hearing on the proposed ordinance. On October 15, 2019, at 1:00 p.m., the Plumas County Board of Supervisors voted to adopt the ordinance.

ORDINANCE NO. 2019- 1121

**AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, AMENDING PLUMAS COUNTY CODE
TITLE 9 (PLANNING AND ZONING), CHAPTER 2, ARTICLES 2, 4, 13 THROUGH 23, 25 AND 26: ACCESSORY
DWELLING UNITS AND EMERGENCY SHELTERS.**

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

Section 1.

Plumas County Code Sections 9-2.201.1 "Accessory dwelling unit", 9-2.228 "Dwelling unit", and 9-2.230.5 "Emergency shelter" of Article 2 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in Exhibit "A".

Section 2.

Plumas County Code Sections 9-2.408 "Garages and Carports" and 9-2.414 "Parking and Loading" of Article 4 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 3.

Plumas County Code Sections 9-2.1302 "Uses (2-R, 3-R, 7-R)" and 9-2.1305 "Yards (2-R, 3-R, 7-R)" of Article 13 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 4.

Plumas County Code Sections 9-2.1402 "Uses (M-R)" and 9-2.1405 "Yards (M-R)" of Article 14 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 5.

Plumas County Code Section 9-2.1502 "Uses (S-1)" of Article 15 of Chapter 2; 9-2.1602 "Uses (S-3)" of Article 16 of Chapter 2; 9-2.1702 "Uses (R-10)" of Article 17 of Chapter 2; 9-2.1802 "Uses (R-20)" of Article 18 of Chapter 2; 9-2.1902 "Uses (C-1)" of Article 19 of Chapter 2; 9-2.2002 "Uses (C-2)" of Article 20 of Chapter 2; 9-2.2102 "Uses (C-3)" of Article 21 of Chapter 2; 9-2.2202 "Uses (R-C)" of Article 22 of Chapter 2; 9-2.2302 "Uses (Rec)" of Article 23 of Chapter 2; 9-2.2502 "Uses (I-1)" of Article 25 of Chapter 2; 9-2.2602 "Uses (I-2)" of Article 26 of Chapter 2, all of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 6. Codification.

Once adopted, this ordinance shall be codified.

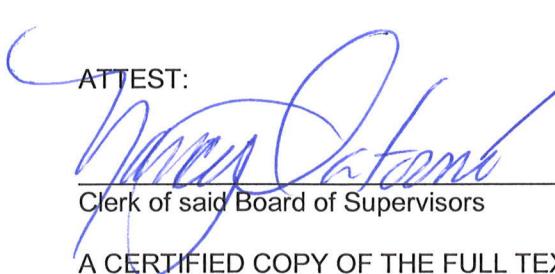
Section 7. Publication

A summary of this ordinance shall be published, pursuant to Section 25124(b)(1) of the Government Code of the State of California, in the ***Feather River Bulletin***, the ***Indian Valley Record***, the ***Chester Progressive***, and the ***Portola Reporter***, newspapers of general circulation in the County.

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


Chairman, Board of Supervisors

ATTEST:


Clerk of said Board of Supervisors

A CERTIFIED COPY OF THE FULL TEXT OF THE ORDINANCE IS POSTED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS

Please publish:

Chester Progressive, Indian Valley Record, Feather River Bulletin, Portola Reporter
, 2018