

ORDINANCE NO. 2023- 1151

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA
ADDING PLUMAS COUNTY CODE TITLE 8 BUILDING REGULATIONS,
CHAPTER 21 LIMITED DENSITY OWNER-BUILT RURAL DWELLINGS
WITHIN THE 2021 DIXIE FIRE AND BECKWOURTH COMPLEX FIRE PERIMETERS
AS DELINEATED BY CAL FIRE

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

SECTION 1. Ordinance Amendment

Chapter 21 Limited Density Owner-Built Rural Dwellings with the 2021 Dixie Fire and Beckwourth Complex Fire Perimeters as Delineated by CAL FIRE, Sec. 8-21.01 – Purpose, Sec. 8-21.02 – Intent and Application, and Sec. 8-21.03 – Effective Period of Title 8 Building Regulations of the Plumas County Code is added and adopted as set forth in Exhibit “A.”

SECTION 2. CEQA

This ordinance adoption is exempt from the requirements of the California Environmental Quality Act pursuant to Public Resources Code Section 21080(b)(1) and/or Section 21080(b)(3) because projects resulting from this ordinance are ministerial and/or undertaken, carried out, or approved by a public agency to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code.

SECTION 3. Effective Date

This ordinance shall become effective 30 days from the date of final passage.

SECTION 4. Codification

This ordinance shall be codified.

SECTION 5. Publication

A summary of this ordinance shall be posted in a prominent location, 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, once, with the names of the supervisors voting for and against the ordinance, at the board of supervisors’ chambers and shall remain posted thereafter for at least one (1) week.

The foregoing ordinance was introduced at a regular meeting of the Board of Supervisors on the 12th day of September, 2023, and **PASSED AND ADOPTED** by the Board of Supervisors of the County of Plumas, State of California, on the 19th day of September, 2023 by the following vote:

AYES: Supervisors: Ceresola, McGowan, Goss, Engel and Hagwood
NOES: Supervisors:
ABSENT: Supervisors:
ABSTAIN: Supervisors:

By: 
Greg Hagwood, Chair
Plumas County Board of Supervisors

ATTEST:

By: _____
Clerk of the Board of Supervisors


Approved as to form

Sara James
Deputy County Counsel II

EXHIBIT "A"

Sec. 8-21.01 - Purpose

The purpose of this chapter is to address the need created by the 2021 Dixie Fire and Beckwourth Complex Fire, and expand the applicability of Chapter 20 of Article 8 to all parcels in the 2021 Dixie Fire and Beckwourth Complex Fire perimeters as delineated by CAL FIRE in unincorporated Plumas County, which might not otherwise meet the parcel size requirements, and to provide minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of low-density owner-built rural dwellings and appurtenant structures constructed pursuant to this chapter. The modifications contained in this chapter are intended to permit, under specified circumstances, the use of the ingenuity and preferences of individual owner-builders of dwellings intended for occupancy by the builder in designated areas of Plumas County. It is further intended to allow the use of substitute materials, procedures, and alternatives to the specifications prescribed by the California Building Code to the extent that a reasonable degree of health and safety is provided by these modifications. It is also the purpose of this chapter to protect the environment, improve economic viability of sustainable construction, aid affordability of construction improvements, promote lawful construction activity, and enhance owner equity in improvement of property. In applying these modifications, the Building Services Director or designee shall have the authority to exercise reasonable judgment in determining compliance with all requirements of this chapter.

Sec. 8-21.02 - Intent and Application

All provisions of Chapter 20 of Title 8 of the Plumas County Code, including the CEQA exemption, shall apply to the construction, enlargement, conversion, alteration, repair, use, maintenance, and occupancy of a limited density owner-built rural dwelling and appurtenant structures in the 2021 Dixie Fire and Beckwourth Complex Fire perimeters as delineated by CAL FIRE in unincorporated areas of Plumas County, except as expressly noted herein.

It is the intent of this chapter that the requirements contained herein shall apply to seasonally or permanently occupied limited density rural dwellings, including additional quarters and guest houses that are solely occupied as the residence of the owner or the owner's family.

If any section, subsection, sentence, clause, or phrase of this chapter is, for any reason, held to be unconstitutional, or contrary to the California statutes, such ruling shall not affect the validity of the remaining portions of this chapter.

For the purpose of this chapter the definition of rural is as follows, and Section 8-20.03 (d) is inapplicable:

- d. "Rural" shall mean:
 - i. A legal parcel in unincorporated Plumas County in private ownership or land lease tracts in private, tribal, state, or federal ownership within the 2021 Dixie Fire and Beckwourth Complex Fire perimeters as delineated by CAL FIRE.
 - ii. No minimum parcel size.
 - iii. Zoned to allow for dwellings.

EXHIBIT "A"

- iv. Dwellings shall meet all other zoning standards established in Title 9, Chapter 2 of the Plumas County Code, unless otherwise modified by this chapter or as modified to the satisfaction of the Planning Director.

Sec. 8-21.03 - Effective Period

The provisions in this chapter shall take effect immediately upon adoption and shall remain in effect until December 31, 2028, unless otherwise specified herein, subject to extension or modification by the Board of Supervisors.