

ORDINANCE NO. 2019- 1 1 2 2

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA,  
IMPLEMENTING ZONING CODE UPDATE REFLECTING MINOR REVISIONS TO THE 2035 GENERAL PLAN  
UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (TABLE 3-1)  
BY AMENDING CERTAIN SECTIONS OF TITLE 9 (PLANNING AND ZONING) OF THE PLUMAS COUNTY CODE

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

Section 1. Section 9-2.1504 of Article 15 of Chapter 2 of Title 9; Section 9-2.1604 of Article 16 of Chapter 2 of Title 9; Section 9-2.1704 of Article 17 of Chapter 2 of Title 9; Section 9-2.1804 of Article 18 of Chapter 2 of Title 9; Section 9-2.2304(c) of Article 23 of Chapter 2 of Title 9; Section 9-2.2504(c) of Article 25 of Chapter 2 of Title 9; Sections 9-2.2603 and 9-2.2604(c) of Article 26 of Chapter 2 of Title 9; Section 9-2.3004 of Article 30 of Chapter 2 of Title 9; Sections 9-2.3202(b)(7) and 9-2.3206.5 of Article 32 of Chapter 2 of Title 9; Section 9-2.3304 of Article 33 of Chapter 2 of Title 9; Section 9-2.3404 of Article 34 of Chapter 2 of Title 9 of the Plumas County Code are hereby amended and adopted as set forth in Exhibit "A".

Section 2. Codification.

Section 1 of this ordinance shall be codified.

Section 3. 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.

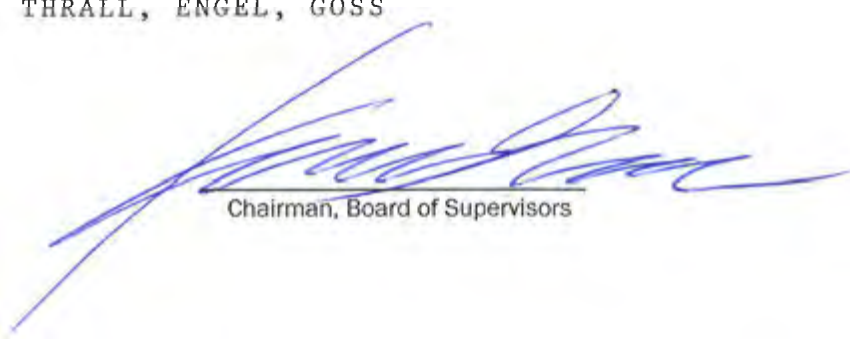
The foregoing ordinance was introduced at a regular meeting of the Board of Supervisors on

the 8 t h day of OCTOBER, 2019, and passed and adopted on the 15 t h 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:

  
Clerk of said Board of Supervisors

ATTACHMENT I

## Article 15. Suburban Zone (S-1)

### Sec. 9-2.1501. Purpose (S-1).

The purpose of the Suburban Zone (S-1) is to provide for dwelling units at the ratio of one to three (3) acres per dwelling unit with provisions for compatible uses.

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

- (a) The following uses shall be permitted in the Suburban Zone (S-1):
  - (1) One dwelling unit; 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. 9-2.1503. Height (S-1).

No structure in the Suburban Zone (S-1) shall exceed thirty-five (35') feet in height.

### Sec. 9-2.1504. Area, and width and coverage (S-1).

- (a) The minimum net lot area in the Suburban Zone (S-1) shall be one acre.
- (b) The minimum width shall be 120 feet. (§ 3, Ord. 84-593, eff. January 3, 1985)
- (c) **The maximum building coverage shall not exceed fifty (50%) percent of the lot area, except that on any parcel which is at least one (1) acre in size, each dwelling unit and accessory buildings shall cover no more than one (1) acre.**

### Sec. 9-2.1505. Yards (S-1).

The minimum yard requirements in the Suburban Zone (S-1) 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.

### Sec. 9-2.1506. Parking and loading (S-1).

Parking and loading in the Suburban Zone (S-1) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

### Sec. 9-2.1507. Signs (S-1).

Signs in the Suburban Zone (S-1) shall be as permitted by Section 92.416 of Article 4 of this chapter (General Requirement: Signs)

## Article 16. Secondary Suburban Zone (S-3)

### Sec. 9-2.1601. Purpose (S-3).

The purpose of the Secondary Suburban Zone (S-3) is to provide for dwelling units at the ratio of three (3) to ten (10) acres per dwelling unit with provisions for compatible uses.

### 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; 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. 9-2.1603. Height (S-3).

No structure in the Secondary Suburban Zone (S-3) shall exceed thirty-five (35') feet in height.

### Sec. 9-2.1604. Area, and width, and coverage (S-3).

- (a) The minimum gross lot area in the Secondary Suburban Zone (S-3) shall be three (3) acres.
- (b) The minimum width shall be 150 feet.
- (c) **The maximum building coverage shall not exceed fifty (50%) percent of the lot area, except that on any parcel which is at least three (3) acres in size, each dwelling unit and accessory buildings shall cover no more than one (1) acre.**

## Article 17. Rural Zone (R-10)

### Sec. 9-2.1701. Purpose (R-10)

The purpose of the Rural Zone (R-10) is to provide for dwelling units at the ratio of ten (10) to twenty (20) acres per dwelling unit with provisions for compatible uses.

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

- (a) The following uses shall be permitted in the Rural Zone (R-10):
  - (1) One dwelling unit; 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. 9-2.1703. Height (R-10)

No structure in the Rural Zone (R-10) shall exceed thirty-five (35') feet in height.

### Sec. 9-2.1704. Area, and width, and coverage (R-10).

- (a) The minimum gross lot area in the Rural Zone (R-10) shall be ten (10) acres.
- (b) The minimum width shall be 300 feet.
- (c) **The maximum building coverage shall not exceed fifty (50%) percent of the lot area, except that on any parcel which is at least ten (10) acres in size, each dwelling unit and accessory buildings shall cover no more than one (1) acre.**

## Article 18. Rural Zone (R-20)

### Sec. 9-2.1801. Purpose (R-20).

The purpose of the Rural Zone (R-20) is to provide for dwelling units at the ratio of twenty (20) acres per dwelling unit with provisions for compatible uses.

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

- (a) The following uses shall be permitted in the Rural Zone (R-20):
  - (1) One dwelling unit; 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. 9-2.1803. Height (R-20).

No structure in the Rural Zone (R-20) shall exceed thirty-five (35') feet in height.

### Sec. 9-2.1804. Area, and width, and coverage (R-20).

- (a) The minimum gross lot area in the Rural Zone (R-20) shall be twenty (20) acres.
- (b) The minimum width shall be 300 feet.
- (c) For parcels at least twenty (20) acres in size, each dwelling unit and accessory buildings shall cover no more than one (1) acre.

**Sec. 9-2.2304. Area, width, and coverage (Rec).**

- (a) The minimum lot areas in the Recreation Zones shall be as follows:
  - (1) The minimum net lot area in the Rec-P Zone shall be 8,500 square feet.
  - (2) The minimum net lot area in the Rec-1 Zone shall be one acre.
  - (3) The minimum gross lot area in the Rec-3 Zone shall be three (3) acres.
  - (4) The minimum gross lot area in the Rec-10 Zone shall be ten (10) acres.
  - (5) The minimum gross lot area in the Rec-20 Zone shall be twenty (20) acres.
- (b) The minimum widths in the Recreation Zones shall be as follows:
  - (1) The minimum width in the Rec-P Zone shall be sixty (60') feet.
  - (2) The minimum width in the Rec-1 Zone shall be 120 feet.
  - (3) The minimum width in the Rec-3 Zone shall be 150 feet.
  - (4) The minimum width in the Rec-10 Zone shall be 300 feet.
  - (5) The minimum width in the Rec-20 Zone shall be 300 feet.
- (c) The maximum building coverage in the Rec-P, ~~Zone shall not exceed fifty (50%) percent of the lot area.~~ the Rec-1, the Rec-3, the Rec-10, and the Rec-20 Zones shall not exceed seventy (70%) percent of the lot area.

**Sec. 9-2.2305. Yards (Rec).**

The minimum yard requirements in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) 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, except ten (10') feet for yards adjacent to a residentially zoned parcel.

**Sec. 9-2.2306. Parking and loading (Rec).**

Parking and loading in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

**Sec. 9-2.2307. Signs (Rec).**

- (a) Signs in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall be permitted, the total face of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that every frontage shall be allowed at least thirty-two (32) square feet.
- (c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 100 feet.

## Article 25. Heavy Industrial Zone (I-1)

### Sec. 9-2.2501. Purpose (I-1).

The purpose of the Heavy Industrial Zone (I-1) is to provide for industry where access is available to transportation routes, transportation facilities, and public service facilities and where surrounding land use and the environmental setting will permit most industrial uses without major adverse impacts.

### 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 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. 9-2.2503. Height (I-1).

No timber product manufacturing structure in the Heavy Industrial Zone (I-1) shall exceed 125 feet in height; no other structure shall exceed seventy-five (75') feet in height, except for dwelling units which shall not exceed thirty-five (35') feet.

### Sec. 9-2.2504. Area, width, and coverage (I-1).

- (a) The minimum net lot area in the Heavy Industrial Zones (I-1) shall be 10,000 square feet.
- (b) The minimum width shall be sixty (60') feet.
- (c) ~~There shall be no requirement for maximum building coverage.~~ The maximum building coverage shall not exceed seventy (70%) percent of the lot area.

### Sec. 9-2.2505. Yards (I-1).

The minimum yard requirements in the Heavy Industrial Zone (I-1) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: Not less than twenty (20') feet; and
- (b) Side and rear yards: None, except ten (10') feet for yards adjacent to a residentially zoned parcel.

## Article 26. Light Industrial Zone (I-2)

### Sec. 9-2.2601. Purpose (I-2).

The purpose of the Light Industrial Zone (I-2) is to provide for light industry where access is available to transportation routes, transportation facilities, and public service facilities and where surrounding land use and the environmental setting will permit most light industrial uses without major adverse impacts.

### 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 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.

### Sec. 9-2.2603. Height (I-2).

~~No structure in the Light Industrial Zone (I-2) shall exceed sixty (60') feet in height, Timber product manufacturing structures shall not exceed one-hundred twenty-five (125') feet in height, no other structures shall exceed seventy-five (75') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet.~~

### Sec. 9-2.2604. Area, width, and coverage (I-2).

- (a) The minimum net lot area in the Light Industrial Zone (I-2) shall be 10,000 square feet.
- (b) The minimum width shall be sixty (60') feet.
- (c) ~~There shall be no requirement for maximum building coverage.~~ **The maximum building coverage shall not exceed seventy (70%) percent of the lot area.**

### Sec. 9-2.2605. Yards (I-2).

The minimum yard requirements in the Light Industrial Zone (I-2) 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, except ten (10') feet for yards adjacent to a residentially zoned parcel; and
- (b) Side and rear yards: none, except ten (10') feet for yards adjacent to residentially zoned parcels.



## Article 30. Agricultural Preserve Zone (AP)

### Sec. 9-2.3001. Purpose (AP).

The purpose of the Agricultural Preserve Zone (AP) is to provide land use regulations consistent with the intent of the Plumas County Williamson Act program for agricultural preserves.

### Sec. 9-2.3002. Uses (AP).

- (a) The following uses shall be permitted in the Agricultural Preserve Zone (AP):
  - (1) Agriculture, timber management, agricultural product sales, animal breeding and boarding, and employee housing;
  - (2) One dwelling unit; and
  - (3) 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, limited electric generation, public utility facilities, public service facilities, wildlife management, transport stations, agricultural auction yards, outdoor shooting ranges, hunting clubs, and bed and breakfast inns; and
  - (2) Recreational uses, but not limited to walking, hiking, picnicking, camping, swimming, boating, fishing, hunting, or other outdoor games or sports for which facilities are provided for public participation.

### Sec. 9-2.3003. Height (AP).

No structure in the Agricultural Preserve Zone (AP) shall exceed sixty (60') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet, and windmills, silos, elevators, and barns, which may be any height.

### Sec. 9-2.3004. Area, and width, and coverage (AP).

- (a) The minimum gross lot area in the Agricultural Preserve Zone (AP) shall be eighty (80) acres, except as provided in subsection (b) of this section.
- (b) The minimum gross lot area shall be ten (10) acres solely where the primary use is an agricultural auction yard with no dwelling unit permitted.
- (c) When a parcel resulting from a lot line adjustment contains an area zoned Agricultural Preserve Zone (AP), that area shall be at least the minimum area required by subsections (a) or (b) of this section, as applicable, or the lot line adjustment shall be denied.
- (d) Each dwelling unit and accessory buildings shall cover no more than one (1) acre. Miscellaneous permitted compatible uses shall cover no more than one (1) acre.**

### Sec. 9-2.3005. Yards (AP).

The minimum yard requirements in the Agricultural Preserve Zone (AP) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: Not less than twenty (20') feet; and
- (b) Side and rear yards: Not less than five (5') feet.

### Sec. 9-2.3006. Parking and loading (AP).

Parking and loading in the Agricultural Preserve Zone (AP) shall be as required by Section 9-2.414 of the Article 4 of this chapter (General Requirements: Parking and loading).

### Sec. 9-2.3007. Signs (AP).

## Article 32. Timberland Production Zone (TPZ)

### Sec. 9-2.3201. Purpose (TPZ).

The purpose of this article is to provide a zoning district consistent with the mandates of the Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976 encouraging the protection of immature trees and restricting the use of timberland to the production of timber products and compatible uses.

### Sec. 9-2.3202. Uses (TPZ).

The following uses shall be permitted in the Timberland Production Zone (TPZ):

- (a) The growing and harvesting of timber, including Christmas trees, and measures to protect such timber;
- (b) The following uses, except in specific instances where such a use would significantly detract from the use of property for the uses set forth in subsection (a) of this section:
  - (1) Management for watershed;
  - (2) Management for fish and wildlife habitat and hunting and fishing;
  - (3) Uses integral to the uses set forth in subsection (a) of this section, including forest management roads, log landings, log storage areas, and temporary portable wood processing equipment;
  - (4) Management for the use of other natural resources where less than three (3) acres of land is converted to non-timberland use and hydroelectric generation subject to site development review as set forth in Article 11.3 of this chapter;
  - (5) Grazing;
  - (6) Public utility facilities as permitted by Section 9-2.415 of Article 4 of this chapter;
  - (7) A residence ~~or~~ and other structure necessary for the management of a parcel zoned as timberland production if such parcel is 160 acres or greater in size; child day care homes; and limited child day care homes; and
  - (8) Where a single parcel is partially zoned timberland production and agricultural, structures necessary for the management of agricultural land may be located within the timberland production area; and
- (c) Subject to the issuance of a special use permit:
  - (1) Public service facilities.

### Sec. 9-2.3203. Qualifications for inclusion (TPZ).

Lands meeting one of the following criteria shall be zoned Timberland Production Zone (TPZ):

- (a) Parcels shown on Lists A or B and which are found to meet the specifications of the Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976; or
- (b) Parcels petitioned for inclusion which satisfy all of the following criteria:
  - (1) A map has been prepared showing the legal description or the Assessor's parcel number of the property desired to be zoned;
  - (2) A forest management plan has been prepared or approved by a registered professional forester providing for timber harvest within a reasonable period of time;
  - (3) Timber stocking standards of the Forest Practices Act and the Forest Practice Rules of the State Board of Forestry are met or will be met within five (5) years as secured by agreement;
  - (4) The area is in one ownership of at least forty (40) acres.
  - (5) The average timber site is III or higher according to the site rating system of the

- State Board of Forestry; and
- (6) The currently existing uses on the parcel are permitted uses as set forth in Section 9-2.3202 of this article.

**Sec. 9-2.3204. Area (TPZ).**

Parcels zoned as Timberland Production Zone (TPZ) shall not be divisible into parcels containing less than forty (40) acres, unless:

- (a) Four-fifths (4/5) of the members of the Board find that a proposed division is in the public interest; and
- (b) The original owner prepares a joint timber management plan prepared or approved as to content by a registered professional forester for the parcels to be created. The joint timber management plan shall provide for the management and harvesting of timber by the original owner and any subsequent owners, and shall be recorded with the County Recorder as a deed restriction on all newly-created parcels, and shall be subject to all the other provisions of the Forest Taxation Reform Act of 1976, in addition to the normal requirements of this chapter.

When a parcel resulting from a lot line adjustment contains an area zoned Timberland Production Zone (TPZ), that area shall be of at least the minimum area required by this section, or the lot line adjustment shall be denied.

**Sec. 9-2.3205. Rezoning (TPZ).**

Any rezoning of land from Timberland Production Zone (TPZ) to another zoning district classification shall be in conformance with the requirements of the Forest Taxation Reform Act of 1976, in addition to the normal requirements of this chapter.

**Sec. 9-2.3206. Height (TPZ).**

No structure in the Timberland Production Zone (TPZ) shall exceed sixty (60') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet.

**Sec. 9-2.3206.5. Coverage (AP).**

**Each dwelling unit and/or other permitted structure shall cover no more than one (1) acre.**

**Sec. 9-2.3207. Yards (TPZ).**

The minimum yard requirements in the Timberland Production Zone (TPZ) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: Not less than twenty (20') feet; and
- (b) Side and rear yards: Not less than five (5') feet.

### Article 33. General Forest Zone (GF)

#### Sec. 9-2.3301. Purpose (GF).

The purpose of the General Forest Zone (GF) is to protect and preserve for present and future utilization commercially viable important timber resource production areas not in the Timberland Production Zone (TPZ).

#### Sec. 9-2.3302. Uses (GF).

- (a) The following uses shall be permitted in the General Forest Zone (GF):
  - (1) Timber management, agriculture, wildlife management, and animal breeding and boarding;
  - (2) One dwelling unit and, on any parcel of eighty (80) acres or more, one additional dwelling unit; and
  - (3) Child day care homes, limited child day care homes, and home businesses.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Mining, limited electric generation, home industry, public utility facilities, public service facilities, outdoor shooting ranges, and hunting clubs.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
  - (1) Dwelling units at the ratio of up to one per each forty (40) acres of lot area.

#### Sec. 9-2.3303. Height (GF).

No structure in the General Forest (GF) shall exceed sixty (60') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet.

#### Sec. 9-2.3304. Area, and width, and coverage (GF).

- (a) The minimum gross lot area in the General Forest Zone (GF) shall be (40) acres.
- (b) The minimum width shall be 300 feet.
- (c) When a parcel resulting from a lot line adjustment contains an area zoned General Forest Zone (GF), that area shall be of at least the minimum area required by subsection (a) of this section, or the lot line adjustment shall be denied.
- (d) Each dwelling unit and/or other permitted structure shall cover no more than one (1) acre.**

#### Sec. 9-2.3305. Yards (GF).

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

- (a) Front yards: Not less than twenty (20') feet; and
- (b) Side and rear yards: Not less than five (5') feet.

## Article 34. Mining Zone (M)

### Sec. 9-2.3401. Purpose (M).

The purpose of the Mining Zone (M) is to provide for the utilization of commercially viable prime mining resources and to permit no use which will preclude the extraction of materials.

### Sec. 9-2.3402. Uses (M).

- (a) The following uses shall be permitted in the Mining Zone (M):
  - (1) Mining, agriculture, timber management, hydroelectric generation, water impoundment, public utility facilities, animal breeding and boarding, and limited electric generation;
  - (2) One dwelling unit; and
  - (3) Child day care homes and limited child day care homes.
- (b) The following uses shall be permitted subject to site development review as set forth in Article 11.3 of this chapter:
  - (1) Hydroelectric generation.
- (c) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Recreation facilities and public service facilities.

### Sec. 9-2.3403. Height (M).

No structure in the Mining Zone (M) shall exceed 100 feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet.

### Sec. 9-2.3404. Area, and width, and coverage (M).

- (a) The minimum gross lot area in the Mining Zone (M) shall be ten (10) acres.
- (b) The minimum width shall be 300 feet.
- (c) When a parcel resulting from a lot line adjustment contains an area zoned Mining Zone (M), that area shall be of at least the minimum area required by subsection (a) of this section, or the lot line adjustment shall be denied.
- (d) **The maximum building coverage shall not exceed seventy (70%) percent of the lot area, except that each dwelling unit and accessory buildings shall cover no more than one (1) acre.**

### Sec. 9-2.3405. Yards (M).

The minimum yard requirements in the Mining Zone (M) 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.

**RESOLUTION NUMBER P. C. 2019-3**

**RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS THAT THE ORDINANCE IMPLEMENTING ZONING CODE UPDATE REFLECTING MINOR REVISIONS TO THE 2035 GENERAL PLAN UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (TABLE 3-1) BE ADOPTED AND THAT THE BOARD FIND THAT THE ORDINANCE ADOPTION IS CONSISTENT WITH AND SERVES TO IMPLEMENT ENVIRONMENTAL IMPACT REPORT NUMBER 85**

**WHEREAS**, the Board of Supervisors certified the Final Environmental Impact Report Number 85 for the General Plan Update by Resolution 13-7930 on December 17, 2013; and

**WHEREAS**, the Board of Supervisors adopted the General Plan Update Goals and Policies Report which is the project description for the General Plan Update Environmental Impact Report by Resolution 13-1791 on December 17, 2013; and

**WHEREAS**, Plumas County Planning staff identified and proposed minor editorial modifications to the General Plan Update Goals and Policies Report that did not change the project description analyzed in the General Plan Update Environmental Impact Report; and

**WHEREAS**, the Board of Supervisors adopted these modifications to the General Plan Update Goals and Policies Report required by the Final Environmental Impact Report Number 85 by Resolution 13-1791 on December 17, 2013; and

**WHEREAS**, the proposed changes to Plumas County Code Sections Articles 15, 16, 17, 18, 23, 25, 26, 30, 32, 33, and 34 of Chapter 2 of Title 9 implementing land use density and intensity standards set forth in the Plumas County General Plan Update 2035 Final Environmental Impact Report Table 3-1 were discussed by the Planning Commission at a workshop held on March 21, 2019 and at a public hearing held on April 18, 2019; and

**WHEREAS**, the Planning Commission held a properly noticed public hearing on the proposed ordinance and received testimony from all interested parties; and

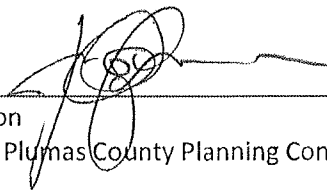
**WHEREAS**, the adoption of this ordinance will implement land use density and intensity standards as set forth in the Final Environmental Impact Report 85 as certified by the Board of Supervisors on December 17, 2013.

**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 consistent with and serves to implement Environmental Impact Report Number 85 as certified by the Board of Supervisors on December 17, 2013 and adopt the ordinance amending and adopting Plumas County Code Sections 9-2.1504. Area, width and coverage (S-1), 9-2.1604. Area, width and coverage (S-3), 9-2.1704. Area, width and coverage (R-10), 9-2.1804. Area, width and coverage (R-20), 9-2.2304(c). Area, width and coverage (Rec), 9-2.2504. Area, width and coverage (I-1), 9-2.2603. Height (I-2), 9-2.2604. Area, width and coverage (I-2), 9-2.3004. Area, width and coverage (AP), 9-2.3202. Uses (TPZ), 9-2.3206.5. Coverage (TPZ), 9-2.3304. Area, width and coverage (GF), and 9-2.3404. Area, width and coverage (M), all 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 18<sup>th</sup> DAY of APRIL, 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 18th day of April, 2019.

  
\_\_\_\_\_  
John Olofson  
Vice-Chair, Plumas County Planning Commission

ATTEST:

  
\_\_\_\_\_  
Randy Wilson, Planning Director

RESOLUTION NO. 13-7930

**RESOLUTION BY THE PLUMAS COUNTY BOARD OF SUPERVISORS  
CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (FEIR #85)  
FOR THE GENERAL PLAN UPDATE.**

WHEREAS, the Notice of Preparation for the General Plan Update Environmental Impact Report was circulated to responsible and trustee agencies and interested individuals from the public for a 30 day review period from January 9, 2012 to February 8, 2012, and

WHEREAS, the Planning Commission held a public scoping meeting on the Notice of Preparation for the General Plan Update Environmental Impact Report on January 12, 2012, and

WHEREAS, the Planning Commission held a workshop to discuss a range of alternatives to be addressed in the General Plan Update Environmental Impact Report on May 17, 2012, and

WHEREAS, the Draft Environmental Impact Report for the General Plan update was circulated for public and responsible agency review and comment on November 19, 2012 through January 2, 2013 with the review and comment period extended until January 11, 2013, and

WHEREAS, a total of 31 comment letters regarding the Draft Environmental Impact Report were received from government, local agencies, and individuals from the public, and

WHEREAS, the County of Plumas has developed a Final Environmental Impact Report, which includes written responses to all significant environmental points raised in the comments letters received on the Draft Environmental Impact Report, and

WHEREAS, the Planning Commission held a public hearing on the Final Environmental Impact Report on July 18, 2013 and continued the public hearing with a re-noticed public hearing on October 17, 2013, and

WHEREAS, the Planning Commission considered the Final Environmental Impact Report and comments from the public at the July 18, 2013 public hearing on the Final Environmental Impact Report and the continued re-noticed public hearing on the Final Environmental Impact Report on October 17, 2013, and

WHEREAS, the Planning Commission of the County of Plumas, State of California recommended after closing the public hearing on October 17, 2013 that the Board of Supervisors of the County of Plumas, State of California certify the Final Environmental Impact Report for the General Plan, and

ATTACHMENT 3



WHEREAS, the Board of Supervisors held a public hearing the Final EIR and General Plan Update on November 12, 2013, and

WHEREAS, after closing the public hearing on the Final EIR and General Plan Update, the Board of Supervisors continued its deliberations on the Final EIR and the General Plan Update until December 17, 2013, in order to give County staff time to consider the points made in correspondence received by the County the day of, and the day before, the commencement of the November 12, 2013, public hearing, and

WHEREAS, during the period between November 12, 2013, and December 17, 2013, County staff prepared a supplemental staff report and an addendum to the Final EIR, which latter document included additional information on the subject of water supply, and

WHEREAS, on December 17, 2013, the Board of Supervisors recommenced its deliberations on the Final Environmental Impact Report, including the addendum thereto, and the General Plan Update, with the benefit of County staff's supplemental staff report, and

WHEREAS, the Board of Supervisors has determined that the Green House Gas Report included in the Environmental Impact Report shall not be used as a "baseline" inventory associated with any undertaking by Plumas County to reduce Green House Gas emissions, and

WHEREAS, the foregoing described changes or additions to the Environmental Impact Report merely clarify or amplify or make insignificant modifications in an adequate environmental impact report, and

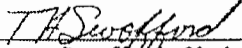
WHEREAS, the matter under consideration has not been substantially changed since the public hearing held November 12, 2013.

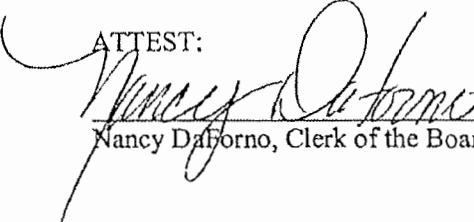
**NOW, THEREFORE, IT BE RESOLVED** that the Board of Supervisors of the County of Plumas, California makes the following findings and determinations:

1. The foregoing recitals are true and correct and are hereby incorporated as substantive findings of this Resolution.
2. It is hereby certified that the Board of Supervisors has reviewed the Final EIR, including the addendum thereto.
3. It is hereby certified that the Final EIR, including the addendum thereto, is adequate and complete and has been prepared in compliance with CEQA.
4. It is hereby certified that the Final EIR reflects the independent judgment of the Plumas County as lead agency.

The forgoing Resolution was duly passed and adopted by the Plumas County Board of Supervisors at a meeting held on the 17<sup>th</sup> day of December, 2013, by the following roll call vote:

AYES: Supervisors: THRALL, GOSS, SIMPSON, KENNEDY, SWOFFORD  
NOES: Supervisors: NONE  
ABSENT: Supervisors: NONE

  
\_\_\_\_\_  
Terry Swofford, Chair  
Plumas County Board of Supervisors

ATTEST:  
  
\_\_\_\_\_  
Nancy Daborno, Clerk of the Board

RESOLUTION NO. 13-7931

**RESOLUTION BY THE PLUMAS COUNTY BOARD OF SUPERVISORS  
ADOPTING THE GENERAL PLAN UPDATE (GOALS AND POLICIES  
REPORT) WITH MODIFICATIONS REQUIRED BY THE FINAL  
ENVIRONMENTAL IMPACT REPORT AND MINOR EDITORIAL  
MODIFICATIONS.**

**WHEREAS**, the Final Environmental Impact identified modifications to the General Plan update (Goals and Policies Report), which is the project description for the General Plan update Environmental Impact Report, and

**WHEREAS**, Plumas County Planning staff identified and proposed minor editorial modifications to the General Plan update (Goals and Policies Report) that do not change the project description analyzed in the General Plan Environmental Impact Report, and

**WHEREAS**, the proposed changes to the General Plan update (Goals and Policies Report) were provided to the public and commenting agencies at the date of the notice of the public hearing, July 3, 2013, on the Final Environmental Impact Report for the General Plan update and further minor changes were provided to the public and commenting agencies on October 3, 2013, and

**WHEREAS**, the Planning Commission held a public hearing on the Final Environmental Impact Report for General Plan update on July 18, 2013, and

**WHEREAS**, the Planning Commission continued the public hearing on the Final Environmental Impact for the General Plan Update and on October 17, 2013 the Planning Commission held a re-noticed public hearing where proposed modifications to the General Plan update were discussed by the Planning Commission, individuals, and agencies, and

**WHEREAS**, the Planning Commission considered all testimony by individuals and by agencies regarding the modifications to the General Plan Update (Goals and Policies Report), and

**WHEREAS**, the Planning Commission considered the modifications identified by the Final Environmental Impact Report and those minor editorial modifications proposed by Plumas County Planning staff, and

**WHEREAS**, the Planning Commission recommended that the Board of Supervisors adopt the General Plan update (Goals and Policies Report) with the modifications required by the Final Environmental Impact Report and minor editorial modifications proposed by Plumas County Planning staff, and

ATTACHMENT 4

WHEREAS, the Board of Supervisors held a public hearing on the Final Environmental Impact Report on November 12, 2013, and

WHEREAS, on November 12, 2013 the Board of Supervisors held a public hearing on the proposed General Plan update and changes required by the Final Environmental Impact Report No. 85 and minor editorial modifications proposed recommended by the Planning Commission and minor editorial modifications proposed by staff, and

WHEREAS, after closing the public hearing on the Final EIR and General Plan Update, the Board of Supervisors continued its deliberations on the Final EIR and the General Plan Update until December 17, 2013, in order to give County staff time to consider the points made in correspondence received by the County the day of, and the day before, the commencement of the November 12, 2013, public hearing, and

WHEREAS, during the period between November 12, 2013, and December 17, 2013, County staff prepared a supplemental staff report and an addendum to the Final EIR, which latter document included additional information on the subject of water supply, and

WHEREAS, on December 17, 2013, the Board of Supervisors recommenced its deliberations on the Final Environmental Impact Report, including the addendum thereto, and the General Plan Update, with the benefit of County staff's supplemental staff report, and

WHEREAS, the Final EIR identified certain significant effects on the environment that, absent the adoption of General Plan policies functioning as de facto mitigation measures, would be caused by the construction and operation of the General Plan Update, and

WHEREAS, the Board of Supervisor is required, pursuant to Public Resources Code section 21081, subdivision (a), to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant environmental effects caused by the General Plan Update, and

WHEREAS, as demonstrated by the Findings of Fact attached as Exhibit A to this Resolution, most, but not all, of the significant environmental effects can be reduced to a less than significant level through the incorporation into the General Plan update of policies functioning as de facto mitigation measures, and

WHEREAS, because some of the significant effects on the environment associated with the General Plan Update cannot be substantially lessened or avoided, the Board of Supervisors must consider the feasibility of alternatives, as set forth in the Final EIR, that will have less severe environmental impacts than those of the General Plan Update, and

WHEREAS, for reasons explained in the CEQA Findings attached hereto as Exhibit A, the Board of Supervisors has concluded that none of the alternatives addressed in the Final EIR are feasible, and

WHEREAS, because the General Plan Update will cause significant unavoidable environmental effects, the Board of Supervisors is required to adopt a Statement of Overriding Considerations pursuant to Public Resources Code section 21081, subdivision (b), and CEQA Guidelines section 15093, prior to approving the General Plan Update, and

WHEREAS, the Board of Supervisors considered the Draft California Environmental Quality Act Findings and Statement of Overriding Considerations dated July 2013 and the changes recommended by the Planning Commission, and

WHEREAS, the Board of Supervisors considered the additional findings recommended by the Planning Commission attached to this resolution and changes recommended by legal counsel, as reflected in Exhibit A attached hereto, and

WHEREAS, the Board of Supervisors has considered all changes to the General Plan update (Goals and Policies Report) and modifications required by the Final Environmental Impact Report No. 85, minor editorial modifications proposed recommended by the Planning Commission and minor editorial modifications proposed by staff, and changes made by the Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED, the Board of Supervisors of the County of Plumas, California:

1. Finds and determines that the foregoing recitals are true and correct;
2. Adopts the California Environmental Quality Act Findings and Statement of Overriding Considerations set forth in Exhibit A attached hereto;

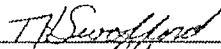
Adopts the General Plan Update in the form submitted to the Board in anticipation of the Board of Supervisors' continued deliberations on December 17, 2013, including minor editorial modifications previously proposed by staff.

The forgoing Resolution was duly passed and adopted by the Plumas County Board of Supervisors at a meeting held on the 17<sup>th</sup> day of December, 2013, by the following roll call vote:

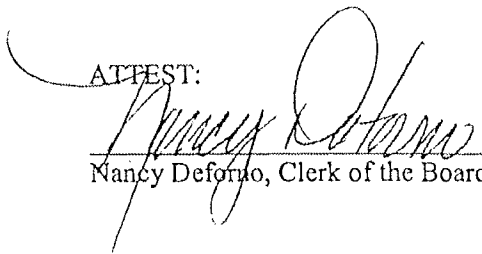
AYES: Supervisors: THRALL, GOSS, SIMPSON, KENNEDY, SWOFFORD

NOES: Supervisors: NONE

ABSENT: Supervisors: NONE

  
\_\_\_\_\_  
Terry Swofford, Chair  
Plumas County Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
Nancy Deforio, Clerk of the Board