

RESOLUTION NUMBER P.C. 2025-02

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE BOARD OF SUPERVISORS FIND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT DOES NOT APPLY AND DENY THE PAPANOS GENERAL PLAN AMENDMENT AND ZONE CHANGE (GPA 3-23/24-01) BASED ON EVIDENCE PROVIDED IN THE RECORD WITH FINDINGS THAT THE PROPOSED PROJECT DOES NOT COMPLY AND IS INCONSISTENT WITH 2035 PLUMAS COUNTY GENERAL PLAN POLICIES

WHEREAS, the Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) from William and Doreen Papanos, property owners/applicants, submitted on January 23, 2024, is proposing to amend the “Mining Resource” Plumas County 2035 General Plan land use designation and “M” (Mining) primary zoning district for a parcel located at 24158 Highway 70, Twain, unincorporated Plumas County, Assessor Parcel Number (APN) 002-410-018-000 to the “Resort and Recreation” Plumas County 2035 General Plan land use designation and “Rec-P” (Prime Recreation) primary zoning district, while retaining the “SP-ScR” (Special Plan Scenic Road – Highway 70) and the “SP-ScA” (Special Plan Scenic Area – Feather River Canyon) combining zones; and

WHEREAS, the purpose of the “Mining Resource” land use designation described in Table 1-3. Land Use Designations and Permissible Densities of the 2035 General Plan is to encourage the production and conservation of minerals, while preserving the values related to recreation, water resources, air quality, agriculture and timber resources, aesthetics and wildlife and fisheries habitat protection; and

WHEREAS, the “M” (Mining) primary zoning district is defined in Plumas County Code Sec. 9-2.3401, Purpose, to provide for the utilization of commercially viable prime mining resources and to permit no use which will preclude the extraction of materials; and

WHEREAS, the purpose of the “Resort and Recreation” land use designation described in Table 1-3. Land Use Designations and Permissible Densities of the 2035 General Plan is to provide for multiple uses of recreation sites, for commerce in a manner supportive of recreational uses and to provide for open space and open space recreation uses. Examples include campgrounds and recreational vehicle parks, lodging facilities, recreation facilities and resorts, restaurants, marinas and boat services. Certain uses are limited and allowed in conjunction with and subordinate to a permitted recreational use. Examples include business offices, day care facilities, personal services and places of assembly; and

WHEREAS, the “Rec-P” (Prime Recreation) primary zoning district is defined in Plumas County Code Sec. 9-2.2301, Purpose, to provide for the development of prime recreation site with dwelling unit density compatible with the opportunity area in which the prime recreation site is located and to provide for multiple uses of prime recreation sites in a manner supportive of recreational uses; and

WHEREAS, William and Doreen Papanos, property owners/applicants, desire the “Resort and Recreation” General Plan land use designation and “Rec-P” (Prime Recreation) primary zoning district to allow for a Recreational Vehicle (RV) “Resorts” use, defined as “a lodging facility or campground with accessory services and recreation facilities” (Plumas County Code Sec. 9-2.280.4), which is permitted, by right, in the “Rec-P” zoning district; and

WHEREAS, on October 24, 2025, the Planning Department circulated a notice of public hearing pursuant to Government Code Sections 65090, 65091, and 65854, which include noticing requirements that direct local agencies to give at least 20 days notice before a planning commission holds a public hearing on an ordinance affecting the permitted uses of real property for the Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) before the Plumas County Planning Commission to occur on November 20, 2025, at 11:00 AM at the Plumas County Courthouse, 520 Main Street Quincy, CA, Board of Supervisors Chambers Room 308 by posting at three public places (i.e., 555 Main Street, Quincy, CA; 520 Main Street, Quincy, CA; and 200 Twain Road, Twain, CA) and mailing to the neighboring property owners within three hundred (300) feet of the proposed project; and

WHEREAS, on November 20, 2025, the Planning Commission held a properly noticed public hearing for the Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) and received testimony from all interested parties; and

WHEREAS, the Planning Commission made a motion (moved by Lewis, seconded by Foster with a roll call vote of YESs Lewis, Foster, and West and Nos Montgomery and Absent Spencer) that passed to find GPA 3-23/24-01 subject to CEQA and modify Resolution 2025-02 to recommend approval with findings that the General Plan Amendment and Zone Change is consistent and inconsistent with 2035 General Plan policies; and

WHEREAS, the evidence provided in the record, with findings, may justify the recommendation to the Board of Supervisors to approve the Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) because the proposed project complies and does not comply with 2035 Plumas County General Plan policies.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the County of Plumas, State of California, recommends that the Board of Supervisors:

- A. Find the California Environmental Quality Act (CEQA) applies to the Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) and direct staff to perform the necessary environmental review.
- B. Approve the Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) based on the evidence provided in the record, with findings, that the proposed project is consistent and inconsistent with the following 2035 Plumas County General Plan policies:

- i. Policy 3.1.6 Noise-Generating Land Uses: The County shall protect important agricultural, commercial, industrial and transportation uses from encroachment by noise sensitive land uses. Temporary and portable industrial operations such as wood processing and gravel recovery operations must be considered on an individual basis and should be located near existing resource extraction or timber harvesting areas.

Finding—The surrounding parcels for no less than a total of 3.5 square miles along Highway 70, in all directions to the subject parcel, have a General Plan land use designation of “Mining Resource” and a primary zoning district of “Mining.” Amending the General Plan land use designation to “Resort and Recreation” and the primary zoning district to “Prime Recreation” would introduce new noise sensitive land uses (i.e., lodging facilities/hotels, schools, community care facilities, health services/hospital) in the 3.5 square mile mining resource production area that would cause encroachment and not protect mining as an important industrial use.

- ii. Policy 5.1.4 Discouragement of Non-Compatible Land Uses: The County shall protect the long-term economic viability of commercial, industrial, agricultural, timber and mineral resource lands by discouraging conversion and encroachment by non-compatible uses that adversely affect the sustainable uses of these lands.

Finding—The “Resort and Recreation” General Plan land use designation and “Prime Recreation” primary zoning district would convert mineral resource land and introduce

encroachment by non-compatible uses (i.e., lodging facilities/hotels, schools, community care facilities, health services/hospital) to the surrounding 3.5-square mile mining resource production area thus not protecting the long-term economic viability of the area and potentially adversely affecting the sustainable uses of these lands.

- iii. Policy 5.1.5 Aggregate Mining Resources: The County shall support the continued operation of existing aggregate mining activities within the County as well as new aggregate mining in appropriate areas to meet the long-range construction needs of the region while meeting health and safety standards and all local, State and Federal environmental regulations.

Finding – The “Resort and Recreation” General Plan land use designation and “Prime Recreation” primary zoning district allows uses (i.e., lodging facilities/hotels, schools, community care facilities, health services/hospital) that would likely not support the continued and new operation of aggregate mining activities; however, the “Prime Recreation” primary zoning district permits the “Mining” use subject to the issuance of a discretionary special use permit.

- iv. Policy 5.1.7 Retention and Expansion of Existing Businesses: The County shall encourage the retention and expansion of existing businesses in important economic export sectors, including forestry, forest products manufacturing and other types of manufacturing, agricultural goods and services, mining, tourism, retail businesses, energy resources, education and health care. This includes activities occurring on public as well as private lands within the County.

Finding – Pursuant to Sec. 9-2.2302. – Uses, the proposed zoning district “Rec-P” allows mining as a use subject to the issuance of a special use permit. There is no existing mining operation on the parcel; however, changing the zoning district from Mining “M” to Prime Recreation “Rec-P” would cause mining to be a discretionary use, which introduces an additional requirement for the mining use on the parcel; although mining would be still permitted, subject to the issuance of a special use permit.

- v. Policy 5.1.8 Attracting New Businesses: As part of an overall economic development strategy, the County shall strive to attract new businesses and pursue new economic opportunities. In these efforts, the County shall strategically collaborate with the City of Portola and both Sierra and Lassen Counties to develop economic opportunities and market the larger region

Finding – “Resort and Recreation” General Plan land use designation and Prime Recreation “Rec-P” zoning district would allow uses that can attract new economic opportunities. The proposed use for the parcel is a “Resort” use, or what could be a lodging facility or camp ground with accessory services and recreation facilities. A new Resort business can attract tourism and help create economic growth and opportunities.

- vi. Policy 5.2.1 Support of Tourism Development: The County shall strive to support year-round tourism development where it is compatible with the ongoing viability of the County’s other sustainable industries, such as agriculture and timber.

Finding–“Resort and Recreation” General Plan land use designation and Prime Recreation “Rec-P” zoning district would allow uses that support year-round tourism development; however, the General Plan land use designation of “Resort and Recreation” would convert mineral resource land that have “Mining Resources” General Plan designations and introduce encroachment by non-compatible uses (i.e., lodging facilities/hotels, schools, community care facilities, health services/hospital) to the surrounding 3.5-square mile mining resource production area, thereby compromising the ongoing viability of a sustainable mining industry.

- vii. Policy 5.2.2 Marketing Plumas County as a Tourism Destination: The County shall strive to support projects and activities that help to increase Plumas County’s visibility and appeal as a visitor destination, including projects undertaken by private tourism providers.

Finding – “Resort and Recreation” General Plan land use designation and Prime Recreation “Rec-P” zoning district—with a proposed private tourism provider “Resort” use project, or what could be a lodging facility or camp ground with accessory services and recreation facilities—would increase Plumas County’s visibility and appeal as a visitor destination.

- viii. Policy 5.2.3 Development of Plumas County as a Recreation Destination: The County shall support projects and activities that help to enhance Plumas County’s appeal as a recreation destination.

Finding – “Resort and Recreation” General Plan land use designation and Prime Recreation “Rec-P” zoning district—with a proposed private tourism provider “Resort” use project, or what could be a lodging facility or camp ground with accessory services and recreation facilities—would enhance the County’s appeal as a recreation destination.

- ix. Policy 7.4.2 Mining Resource Production Areas: The County shall identify “mining resource production areas.” These are defined as those areas where accessibility, surrounding land uses, and environmental setting will permit extraction of materials without major adverse environmental impacts. Mining resource production areas include geothermal resources. Visual impacts of the operation and proximity to residential and recreational areas will be a consideration in identifying mining resource production areas. Extraction of mineral resources, including geothermal resources and hydraulic forces of water, shall not necessarily be limited to mining resource production areas.

Finding—The “Resort and Recreation” General Plan land use designation and “Prime Recreation” “Rec-P” zoning district would convert a 4.27 acre parcel within a mining resource production area and introduce visual impacts and proximity to non-compatible surrounding residential and recreational land uses, such as camp grounds, lodging facilities, recreation facilities, resorts, business offices, restaurants, taverns, dwelling unit, and accessory dwelling units allowed pursuant to the Prime Recreation “Rec-P” zoning district.

- x. Policy 7.4.4 Mineral Resource Preservation: The County shall preserve future use areas with potentially important mineral resources by limiting residential or other uses that are considered incompatible with mining operations.

Finding—The “Resort and Recreation” General Plan land use designation would convert a 4.27 acre parcel within a mining resource production area to the Prime Recreation “Rec-P” zoning district and introduce non-compatible surrounding residential or other uses to the surrounding 3.5-square mile mining resource production area thereby not preserving future use areas with potentially important mineral resources.

- xi. Policy 7.4.7 Location and Maintenance of Resource Transportation Routes: The County shall require new mineral resource transportation routes to avoid incompatible areas such as landslides, highly erodible soils, residential areas, recreation areas, and schools.

Finding—The proposed use for the parcel is a “Resort” use, or what could be a lodging facility or camp ground (RV Park) with accessory services and recreation facilities. The subject 4.27-acre parcel ingress/egress is Highway 70. The transport route for the surrounding 3.5-square mile mining resource production area is Highway 70, which is the only corridor that many of the surrounding mining resource production area parcels use as access. Due to the number of surrounding parcels that have a primary zoning district of Mining (“M”), it would be logistically impossible to have the transport routes of the existing mining uses avoid the incompatible use of “recreation areas” should the parcel be converted to the “Resort and Recreation” General Plan land use designation and “Prime Recreation” “Rec-P” zoning district.

- xii. Policy 7.6.3 Scenic Roadway Protection: The County shall protect the scenic quality of roadways for the enjoyment of natural and scenic resources, landmarks, or points of historic and cultural interest.

Finding – “Resort and Recreation” General Plan land use designation and Prime Recreation “Rec-P” zoning district—with a proposed “Resort” use project, or what could be a lodging facility or camp ground with accessory services and recreation facilities—would trigger a review upon submittal of a building permit to review and enforce the Feather River Canyon Scenic Area (“SP-ScA”) and Highway 70 Special Plan Scenic Road (“SP-ScR”) thereby protecting the scenic quality of Highway 70 for the enjoyment of natural and scenic resources.

- xiii. Policy 7.7.4 Encourage Private Outdoor Recreation Opportunities: The County shall encourage the development of recreational uses in areas where necessary facilities and services can be provided. The County shall permit recreational uses of all land, including appropriate support facilities, where the proposed use does not conflict with other identified uses or have the potential to cause negative environmental impacts.

Finding—Pursuant to the letter sent by Rob Robinette, Environmental Health Department Director, stating “the intended use of the parcel as a Recreational Vehicle Park might not be possible due the regulatory constraints of installing an on-site sewage disposal system, and a potable water system supplied by a drilled well, and their respective distribution systems.” The “Resort and Recreation” General Plan land use designation and “Prime Recreation” “Rec-P” zoning district would convert a 4.27-acre parcel within a mining resource production area that would conflict with mining uses and have the potential to cause negative environmental impacts, such as for the purpose of an on-site sewage disposal system and potable water supply for any such use under the “Rec-P” zoning district, as may be required.

The foregoing Resolution was duly passed and adopted by the Plumas County Planning Commission at a meeting held on the 4th day of December, 2025, by the following roll call vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTAIN:	Commissioners:

Said resolution to be effective as of the 4th day of December, 2025.

Harvey West
Chair, Plumas County Planning Commission

ATTEST:

Tracey Ferguson, AICP, Planning Director