



ZONING ADMINISTRATOR STAFF REPORT

TO: Tracey Ferguson, Zoning Administrator
FROM: Amanda Harmon, Assistant Planner
MEETING DATE: January 14, 2025
SUBJECT: Public Hearing
Special Use Permit
Place of Assembly
U 8-25/26-01

PROJECT LOCATION: 126 Riverview Lane, Twain, unincorporated Plumas County;
APN 002-443-002-000; T25N/R8E/Sec. 22, MDB&M.

PLANNING AREA:	Town of Twain
GENERAL PLAN LAND USE:	Suburban
PRIMARY ZONING:	Secondary Suburban (S-3)
COMBINING ZONE(S):	Special Plan – Scenic Area (SP-ScA)
PARCEL SIZE:	0.33 acres
FEMA FLOOD ZONE	Zone “X” outside 100- and 500- year floodplains (Exhibit 6)
SEWAGE:	Septic/Leach field
WATER:	Feather River Canyon Community Services District
ELECTRICITY:	Pacific Gas and Electric Company
FIRE PROTECTION:	Not in a Fire Protection District
	CalFire State Responsibility Area (SRA)
SUPERVISORIAL DISTRICT:	District 2 – Supervisor Kevin Goss
APPLICANT:	Feather River Canyon Community Services District
OWNER:	Feather River Canyon Community Services District

PROJECT DESCRIPTION:

On August 25, 2025, a Special Use Permit U 8-25/26-01 application and site plan (Exhibit 1) was submitted for a “Place of Assembly” use on the legal parcel located at 126 Riverview Lane, Twain; APN 002-443-002-000.

The property is a vacant residential lot located within Unit 1 of the Old Mill Ranch Subdivision (lot 18 on book 3, page 35 of record maps). No site improvements have been made to the property. The original site plan submitted on August 25, 2025 (Exhibit 1) details a proposed 1,000 square foot building on the northeast corner of the parcel, a proposed carport, and a proposed solar array on the parcel to serve the building.

On September 24, 2025, representative of the applicant, Jerry Sanchez, reported to Planning Department staff that the applicant no longer plans to install a solar array on the parcel.

The applicant, Feather River Canyon Community Services District (CSD), provides water services to select communities along California Highway 70 Canyon in unincorporated Plumas County. The proposed “Place of Assembly” use in the 1,000 square foot building would be to provide a space for monthly meetings of the Feather River Canyon CSD board and to allow for public attendance at said meetings.

Representative of Feather River Canyon CSD, Jerry Sanchez, reported to Planning Department staff that meetings would generally be held the second Tuesday of every month at 5:00 PM and would last approximately two-and-a-half hours, until 7:30 PM.

Ken Roper, Design Engineer, for the applicant’s proposal informed Planning staff on October 8, 2025, by telephone that the maximum occupancy of the proposed 1,000 square foot building would be nine (9).

Representative of the applicant, Jerry Sanchez, reported to Planning staff on October 8, 2025, by telephone that at each meeting there will be five (5) board members and one (1) staff member present, leaving capacity for three (3) members of the community to attend.

PARKING AND LOADING

The parcel’s primary access is off of Riverview Lane and Old Mill Drive, both of which are private roads accessed from California Department of Transportation (Caltrans) Highway 70 (California Highway 70) in the Feather River Canyon.

For the purposes of this Special Use Permit, the maximum number of employees and seating availability to the public is used to calculate the required parking for the “Place of Assembly” use.

Pursuant to Plumas County Code (PCC) Sec. 9-2.414(a), Parking and Loading:

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.

Pursuant to Plumas County Code (PCC) Sec. 9-2.414(b), one (1) parking space is required for each employee working at one time, and one (1) parking space is required for every four (4) seats, or fraction thereof for seating. Therefore, one (1) space is required for the employee, two (2) spaces are required for the five (5) attending board members, and one (1) parking space is required for three (3) members of the public. One (1) of the parking spaces must be compliant with the Americans with Disabilities Act (ADA).

Four (4) spaces are required in total. Per the site plan submitted with the Special Use Permit application (Exhibit 1), the applicant has proposed four (4) total parking spaces through their proposal for a carport measuring 20 feet by 26 feet planned to house two (2) parking spaces, and two (2) additional parking spaces, one standard and one ADA compliant, directly adjacent to the proposed 1,000 square foot building.

Staff notes the original application submitted to the Planning Department on August 25, 2025, stated the proposed carport would be used for “storing equipment.” Representative of the applicant, Jerry Sanchez, communicated to staff that the stored equipment could be temporarily relocated on scheduled meeting days to accommodate additional parking spaces. Additionally, Sanchez reported to Planning staff that most Feather River Canyon CSD board members and meeting attendees walk to the meeting site.

Three (3) standard parking spaces and one (1) ADA compliant parking space are proposed, totaling four (4) proposed parking spaces. The requirements set forth in PCC Sec. 9-2.414(b) - Parking and loading, are fulfilled.

GENERAL PLAN LAND USE:

The project site has a General Plan Land Use designation (Exhibit 3) of Secondary Suburban Residential. This designation allows for single family homes at lower densities than Single or Multiple Family Residential. In addition to miscellaneous compatible uses, these designations allow a range of limited agriculturally oriented uses, such as horticulture, and keeping of farm animals.

ZONING:

The project site has a primary zoning district of Secondary Suburban (“S-3”) with a Special Plan – Scenic Area (“SP-ScA”) combining zone (Exhibit 4).

The parcel is located within the Feather River Canyon scenic area (Exhibit 5). Parcels within the Feather River Canyon scenic area are subject to the following standards for land development:

- (1) *Locate transmission and distribution lines where they may be concealed by vegetation or topographical features.*
- (2) *On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roofline.*

Parcels within the Feather River Canyon scenic area must also abide by the following land use protection measures:

- (1) *Maintain agricultural, resource production, and rural residential uses.*
- (2) *Utilize density transfer to maintain the open space values of Humbug Valley and to locate rural residential densities away from scenic areas.*
- (3) *Prohibit off-premise advertising signs.*

Representative of the applicant, Jerry Sanchez, provided Planning Department staff a copy of the protective covenants and restrictions for Units one and two of the Old Mill Ranch subdivision (Exhibit 2). The applicant is expected to adhere to the protective covenants and restrictions of the Old Mill Ranch subdivision. Plumas County is not responsible for enforcing bylaws or restrictions within any subdivision.

A “Place of Assembly” use is permitted in “S-3” zoning subject to the issuance of a Special Use Permit. Pursuant to Plumas County Code Section 9-2.268 – Place of Assembly – a “Place of Assembly” use is defined as the following:

“Place of assembly” shall mean a place established for a group of people to gather for a purpose.

Plumas County Code Section 9-2.1602. – *Uses (S-3)* sets forth the uses permitted in the “S-3” zoning and Section 9-2.1602(b)(1) applies to this application:

- (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.

To address the Special Use Permit requirement for the proposed location, Feather River Canyon Community Services District submitted a completed Special Use Permit application and site plan.

A Special Use Permit is required by various zones for certain uses when there is a potential to be socially, economically, or environmentally incompatible with the surrounding area. A Special Use Permit may be

granted with the requirement that certain conditions are met, which conditions are to prevent material damages to adjacent properties, and to provide suitable safeguards to ensure social, economic, and environmental compatibility with the surrounding area. Social compatibility is determined through the notification portion of the project review process and public hearing.

2035 GENERAL PLAN EVALUATION:

The following are the relevant policies from the 2035 Plumas County General Plan:

Policy	Brief Policy Description	Complies	Staff Comment
Noise (N) Element Policy 3.1.2 Sensitive Land Uses	The County shall identify “noise sensitive areas” including residences, hospitals, convalescent homes, schools, and churches.	Yes	The proposed “Place of Assembly” use is not considered a noise sensitive land use as the proposed project is not a residence, hospital, convalescent home, school, or church.
Noise (N) Element 3.1.4 Construction Noise	The County shall seek to limit the potential noise impacts of construction activities on surrounding land uses. The standards outlined below shall apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m. and 7 p.m., Monday through Friday and 8 a.m. and 5 p.m. on weekends or on federally recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.	Yes	The proposed 1,000 square foot building in which the “Place of Assembly” use would take place would require new construction within a residential neighborhood. A condition of approval has been added to ensure compliance with this policy.
Noise (N) Element 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.	Yes	The proposed “Place of Assembly” use is not considered a noise sensitive land use, as the proposed project is not a residence, hospital, convalescent home, school, or church.

PUBLIC COMMENTS RECEIVED:

Upon receipt of the complete Special Use Permit application, neighboring property owners within three hundred (300) feet of the proposed project were notified by mail of the application on September 9, 2025. Following the Notice of Application, the subsequent public comments were submitted to the Planning Department:

1. Mrs. Duke, September 15, 2025, Telephone

On September 15, 2025, at 2:55 PM, Planning staff received a call in office from Mrs. Duke. The commentor stated the public notice was incorrect. The notice described a proposed 10,000 square foot building, but the proposed meeting building would be 1,000 square feet. She stated she would want the applicant to adhere to the covenants, conditions, and restrictions (CC&Rs) of the subdivision.

On January 2, 2026, the 10-day public hearing notice for the regular meeting of Zoning Administrator to be held on January 14, 2026, was posted and sent to neighboring property owners within three hundred (300) feet of the proposed project. As of the preparation of this staff report, no comments were received as a result of the notification of public hearing.

AGENCY COMMENTS RECEIVED:

Upon receipt of the complete Special Use Permit application, the project information was sent to various agencies for review.

During the 30-day review period, the agencies that were provided with the project information and did not comment were as follows:

- Plumas County Building Department
- Supervisor Kevin Goss, District 4

The agency comments received during the 30-day review period were as follows:

1. Plumas County Engineering (EXHIBIT 7)

“No comment from Engineering on this project.”

No condition of approval is required.

2. California Department of Transportation (Caltrans), Kathy Grah, Senior Transportation Planner (EXHIBIT 8)

“NO comments from Caltrans”

No condition of approval is required.

3. California Department of Forestry and Fire Protection (CalFire), Ivan Hauser, Unit Forester II (EXHIBIT 9)

“Comments from the CAL FIRE Resource Management program are as follows: It does appear that the project will include new construction. That being the case, the planning department attached parcel map and imagery clearly shows that the parcels have commercial conifers present. The applicant and / or landowner will be required to obtain a Timber Harvest Plan for conversion to non-timberland for the purposes specific to development. This is required to be in place and approved by CAL FIRE, before any tree removal work can begin. For those parcels where a project is less than three acres in size, a one-time minor conversion exemption is allowed but still requires a Registered Professional Forester prepare the harvest document and a Licensed Timber Operator is required to do the work. Specific requirements and limitations may be applicable where a project lies within proximity to a stream zone, has archaeological or historic resources present or wildlife, fisheries or botanical resource concerns.”

Thank you for the opportunity to comment.”

On Thursday, December 11, 2025, Planning Department staff visited the site at 126 Riverview Lane, Twain. Upon arrival, staff met with representative of Feather River Canyon CSD, Jerry Sanchez. Conifer trees were present on the rear and side borders of the parcel; in center area of the parcel, the ground had been leveled, and road base had been laid down (Exhibit 10). Sanchez stated that tree removal had occurred prior to Feather River Canyon CSD obtaining the title to the parcel and that Feather River Canyon CSD inherited the parcel in its current condition. Sanchez also reported that Feather River Canyon CSD has no plans to remove any additional trees from the parcel.

In an effort to proactively address comments from the California Department of Forestry and Fire Protection (CalFire), Planning Staff corresponded with CalFire representative Glen Schall to determine the exact permits required by the agency. Staff forwarded the images of the parcel and the information provided by Sanchez to Schall. Schall verified the tree removal had been done in violation of Title 14, *California Forest Practice Rules*, Subchapter 2, Article 2, *Timber Harvesting Plan*. Schall reportedly reviewed the history of ownership of the parcel and was unable to identify the perpetrator of the violation. Schall determined that because the applicant was not responsible for the tree removal and because there are neither current nor future plans to remove any of the remaining commercial conifers from the parcel, a Timber Harvest Plan would not be required by CalFire.

A condition of approval is proposed as seen in Exhibit 18.

4. Plumas County Environmental Health (EXHIBIT 11)

“This is to notify you that this Department finds the application incomplete due to:

The proponent’s submission does not provide information as to water supply and sewage disposal for the proposed project. The proponents are requested to provide an engineered design document with a corresponding detailed site plan that shows compliance with Plumas County Code (PCC), Title 6, “Sewage Disposal” and PCC Title 9, “Water Supply Systems.”

Following this comment, Planning Staff were informed the applicant had submitted an application for a septic installation permit to the Plumas County Environmental Health Department. In an effort to proactively address comments from the Plumas County Environmental Health Department, Planning Staff communicated with Rob Robinette, Director of Environmental Health, as to the status of the application. Robinette confirmed the applicant would require an engineered septic system within the proposed 1,000 square foot building. On December 8, 2025, a revised septic permit application was submitted to the Environmental Health Department by the applicant.

On December 9, 2025, Environmental Health staff determined the proposed septic system leachfield was too close to an existing water well on the parcel (less than 100 feet of separation). On December 15, 2025, the applicant was awarded a permit to authorize the destruction of a water well by the Environmental Health Department (Exhibit 12). Per the permit, the applicant must back fill the well with soil and install a concrete cap.

Robinette reported to Planning staff that the septic system installation permit would be delayed until the well is destroyed by a licensed C-57 well contractor under the aforementioned well destruction permit, and the designing engineer issues a wet-stamped letter of conformance verifying the septic system has been installed according to the approved design (Exhibit 13).

A condition of approval has been proposed as seen in Exhibit 18.

5. Plumas County Public Works Department (EXHIBIT 14)

“Public Works has no comments on this special use permit”

No condition of approval is required.

6. The Central Valley Regional Water Quality Control Board, Jerred Ferguson (EXHIBIT 15)

“The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA).

On 21 October 2025, we received your request for comments on Special Use Permit application for the U 8-25/26-01 Feather River Canyon Community Services Districts - Place of Assembly Project (Project).

The proposed project consists of a 10,000 sq. ft. building, a 500 sq. ft. carport for storing equipment, and a solar array. The Project site is located at 126 Riverview Lane, Twain, CA 95984.

Based on our review of the information submitted for the proposed project, we have the following comments:

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP) Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website NPDES 2022 Construction Stormwater General Permit California State Water Resources Control Board (https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction/general_permit_reissuance.html).

The proposed project is for a “Place of Assembly” use and proposes a 1,000 square foot building. As the subject parcel and total proposed construction area is less than one acre in size (0.33 acres), a General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities would not be required.

No condition of approval is required.

7. California Department of Transportation (Caltrans), John Yolton, Permits Field Engineer/Inspector (EXHIBIT 16)

“As the parcel in question is not adjacent to the State right-of-way and the property is accessed from the highway by an authorized county road connection, there are no concerns or requirements regarding a Caltrans Encroachment Permit for the property directly. Any signs placed on the State right-of-way will require an encroachment permit. Any signs placed outside of the state right-of-way that are visible from the highway may be subject to licensing and permitting with the Outdoor Advertising branch of Caltrans.”

The subject parcel is not directly adjacent to California Highway 70. Any signs coterminous with California Highway 70 would be considered “off premises advertising.” Per Plumas County Code 9-2.416(a)(5):

Off-premises business or advertising signs shall not be permitted in any zone.

No condition of approval is required.

8. California Department of Forestry and Fire Protection (CalFire), Joe Walton (EXHIBIT 17)

“For CAL FIRE’S response: No comment. Please follow PRC 4290 and 4291.”

No condition of approval is required.

APPROVALS REQUIRED:

Plumas County

A Special Use Permit from the Plumas County Planning Department for “Place of Assembly” use (Plumas County Code Section 9-2.1602(b)(1)) within the Secondary Suburban “S-3” zone.

Necessary building permits for the installation, construction, and demolition of structures shall be obtained from the Plumas County Building Department.

Necessary permits from the Plumas County Environmental Health Department shall be obtained prior to the demolition of water wells or the installation of a septic system.

Necessary permits for securing water services on the parcel shall be obtained from Feather River Canyon Community Services District.

Adhere to the standards for land development and the land use protection measures as described in the Feather River Canyon Scenic Area standards.

CEQA COMPLIANCE AND DETERMINATION:

The project has been determined to be exempt from the requirements of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) because after conducting the initial environmental assessment, there is no possibility that the project may have a significant impact on the environment. Plumas County Codes, as reflected in the Special Use Permit conditions, as well as permitting requirements would serve to address any potential environmental impacts.

RECOMMENDED ACTIONS:

Staff recommends the Zoning Administrator take the following actions:

I. Environmental Determination – Find the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3) making findings A and B, as the preliminary review did not reveal any potentially significant impacts for a “Place of Assembly” use. The Special Use Permit, as enacted by the conditions of approval and applicable building codes, serves to prevent material damage to adjacent properties and to provide suitable safeguards to ensure environmental compatibility with the surrounding area.

- A) There is no substantial evidence in the whole record supporting a fair argument that the proposed project, as conditioned, might have any significant adverse impact on the environment; and
- B) The custodian and location of the documents which constitute the record of these proceedings is Plumas County Planning and Building Services, 555 Main Street, Quincy, California.

II. Project Action - Approve the Special Use Permit (U 8-25/26-01) subject to the conditions of approval outlined in Exhibit 18 along with the following findings (A through D):

- A) The project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms to applicable State and County codes.

- B) The project is socially compatible with the surrounding area because the conditions are designed to ensure that the project will not create any nuisances or interfere with the surrounding community.
- C) The project is economically compatible with the surrounding area because the use will not interfere with the economic use of properties in the vicinity in conformance with zoning requirements adopted for the promotion of public health, safety, and general welfare.
- D) The project is consistent with the General Plan and zoning subject to the conditions imposed by the issuance of a Special Use Permit.

EXHIBITS:

1. Special Use Permit application submitted on August 5, 2025
2. Old Mill Ranch - Covenants, Conditions, and Restrictions (CC&Rs)
3. General Plan Land Use Map
4. Zoning Map
5. Plumas County Almanor and Canyon Planning Areas – Feather River Canyon Scenic Area
6. FEMA Floop Map (FIRM)
7. Email from Evan Hasse, Plumas County Engineering, received October 21, 2025
8. Email from Kathy Grah, California Department of Transportation (Caltrans), received October 21, 2025
9. Email from Ivan Hauser, California Department of Forestry and Fire Protection (CalFire), received October 21, 2025
10. Site Images, 126 Riverview Lane, Twain, December 11, 2025
11. Email from Rob Robinette, Plumas County Environmental Health, received November 20, 2025
12. Environmental Health Permit #25-121525
13. Email from Rob Robinette, Plumas County Environmental Health, received December 9, 2025
14. Email from Rob Thorman, Plumas County Public Works received October 21, 2025
15. Email from Debbie Behnke with response from Jarred Ferguson, Central Valley Regional Water Quality Control Board, received October 22, 2025
16. Email from John Yolton, California Department of Transportation (Caltrans), received October 22, 2025
17. Email from Joe Walton, California Department of Forestry and Fire Protection (CalFire), received November 20, 2025
18. Proposed Conditions of Approval

EXHIBIT 1

PROPOSAL CONTROL SHEET

DATE RECEIVED: 8/25/25

FILE SET UP: 9/8/25

FILE NO.: U 8-25/26-01

RECEIPT NO.: 73560

\$1,301.00

PROPOSAL: Special Use Permit for a place of assembly.

APPLICANT: Feather River Canyon CSD
Lori Dodge, Chairman
P.O. Box 77
Twain, CA 95984

PHONE: (415) 867-8652

AGENT: Jerry Sanchez, Treasurer
P.O. Box 79
Twain, CA 95984

PHONE: (530) 927-8766

PARCEL NO.: 002-443-002

ZONING: S-3, SP-ScA

LOCATION: 126 Riverview Lane, Twain

TOWNSHIP: 25N RANGE: 8E SECTION: 22 APP INC: MAILED:

FIELD REVIEW: APP COMPLETE: MAILED:

CORRESPONDENCE SENT:

CORRESPONDENCE RECEIVED:

ENGINEER/AGENT:

ENVIRONMENTAL
DETERMINATION: NEG. DEC: EIR: EXEMPT:

Received \$ _____ fee for contract. Receipt No.: _____

To Paper Published Meeting End Appeal Prd.

Notice of Env. Doc.: _____ Postcard Mailed: _____ ZA: _____

Notice of Hearing: _____ NoA Postcard: _____ BS: _____

Date of Decision: _____

Agenda & Staff Recommendation mailed to:

Applicant(s): _____ Engineer/Agent: _____ Other: _____

Appeal(s): _____

Exempted Neg. Dec Approved EIR Certified

FILED:

ZA: _____

Notice of Exemption: _____

BS: _____

Notice of Determination: _____

Final Determination: _____

Minutes/Permit Mailed:

EXHIBIT 1

DEPARTMENTAL USE ONLY

Initial Completeness Verified by _____
Date Rec'd 8/25/25
Receipt No. 73560 \$ 1,301.00
File No. 218-25126-01

DEVELOPMENT PERMIT APPLICATION**SPECIAL USE PERMIT****Instructions to applicant(s):**

1. Complete the form and mail or take to: Planning & Building Services
555 Main Street
Quincy, CA 95971
2. Use additional sheets of paper if necessary to complete the information requested.
3. Pay the filing fee set forth in the fee schedule.
4. Make the check payable to Planning & Building Services.

A. Applicant (s)

Name Lori Dodge
Mailing Address PO Box 77
Telephone 415-867-8652
Email LoriJ.Dodge@gmail.com

Interest in Property (Owner, Agent* or Purchaser*) _____

B. Owner (s)

Name Jeremy Sanchez
Mailing Address PO Box 79 TWAIN CA 95984
Telephone 530 927-8766
Email giantsanfranfan@yahoo.com

C. Property

Street Address 126 RIVERVIEW LANE TWAIN, CA 95984
Nearest town Quincy CA
Assessors Parcel Number(s) 002-443-002
Present zoning _____

D. Use Applied For

OFFICE BUILDING/MEETING PLACE AND SOLAR ARRAY
PLACE OF ASSEMBLY

*If agent or purchaser is making application, attach letter of authorization signed by the owner.

EXHIBIT 1

E. Description of Proposed Use

Describe below, or on an attached sheet, the proposed use, its operation, the nature and type of buildings, structures, and other facilities to be used and the types of services to be provided.

F. Applicant's Statement of Justification

The Zoning Ordinance requires that the following condition MUST be established before any permit can be granted: (Explain in detail how your case qualifies)

Granting the permit will not result in material damages to adjacent properties and will not result in establishment of a use which is socially, economically or environmentally incompatible with the surrounding area because:

G. Plot Plan

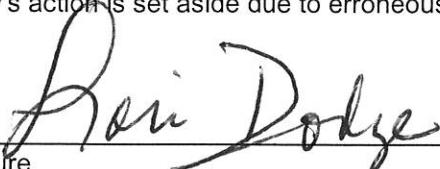
Attach to this application three (3) physical copies and one (1) electronic copy in PDF format of a plot plan drawn to scale which shows the boundaries and dimensions of the property and related improvements for which the permit is requested. To avoid delay in processing your application make sure your plot plan is COMPLETE, delineated correctly, and properly dimensioned.

If this application is for a project within the Sierra Valley Groundwater Management District, attach evidence that the requirements of that district have been met.

H. Signature (s) of Applicant (s)

I certify that the information provided is correct and waive any action against the County of Plumas in the event the County's action is set aside due to erroneous information provided hereon.

Signature



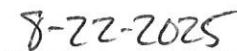
Date



Signature



Date



PLACE OF ASSEMBLY TO HOLD MONTHLY MEETINGS
FOR THE FEATHER RIVER CANYON CSD.

1,000 SQ FT STICK BUILT BUILDING AND A
500' CAR PORT FOR STORING EQUIPMENT AND
SOLAR ARRAY TO OFFSET COSTS OF WATER
TREATMENT PLANT AT WELL LOCATION.

Permit: 25-00023 P Received: 08/25/2025 Stat: P File #: SUP 8-25/26-

Owner: FEATHER RIVER CANYON CSD
P.O. 141
TWAIN, CA 95984-0240
Phone: (530) 927-8766
Phone:

Email:

Agent: JERRY SANCHEZ
P.O. BOX 79
TWAIN, CA 95984
Phone: (530) 927-8766
Phone:

Email:

Site: Parcel: 002-443-002/ / /

Type of Work: SPECIAL USE PERMIT

Control Dates:

Next 30 days: 09/24/2025 In-comp Rcvd:
180 days: New Info due:
365 days: Withdraw date:

-----New Permit Fees-----

Fee Code	Fee Description	Amount	EnvFee	Qty	Total
140	SPECIAL USE PERMIT	965.00	95.00	1	1,060.00
140.2	SPECIAL USE PERMIT (PUB. WORKS)	193.00	.00	1	193.00
140.3	SPECIAL USE PERMIT (ENGINEERING)	48.00	.00	1	48.00
					Total: 1,301.00

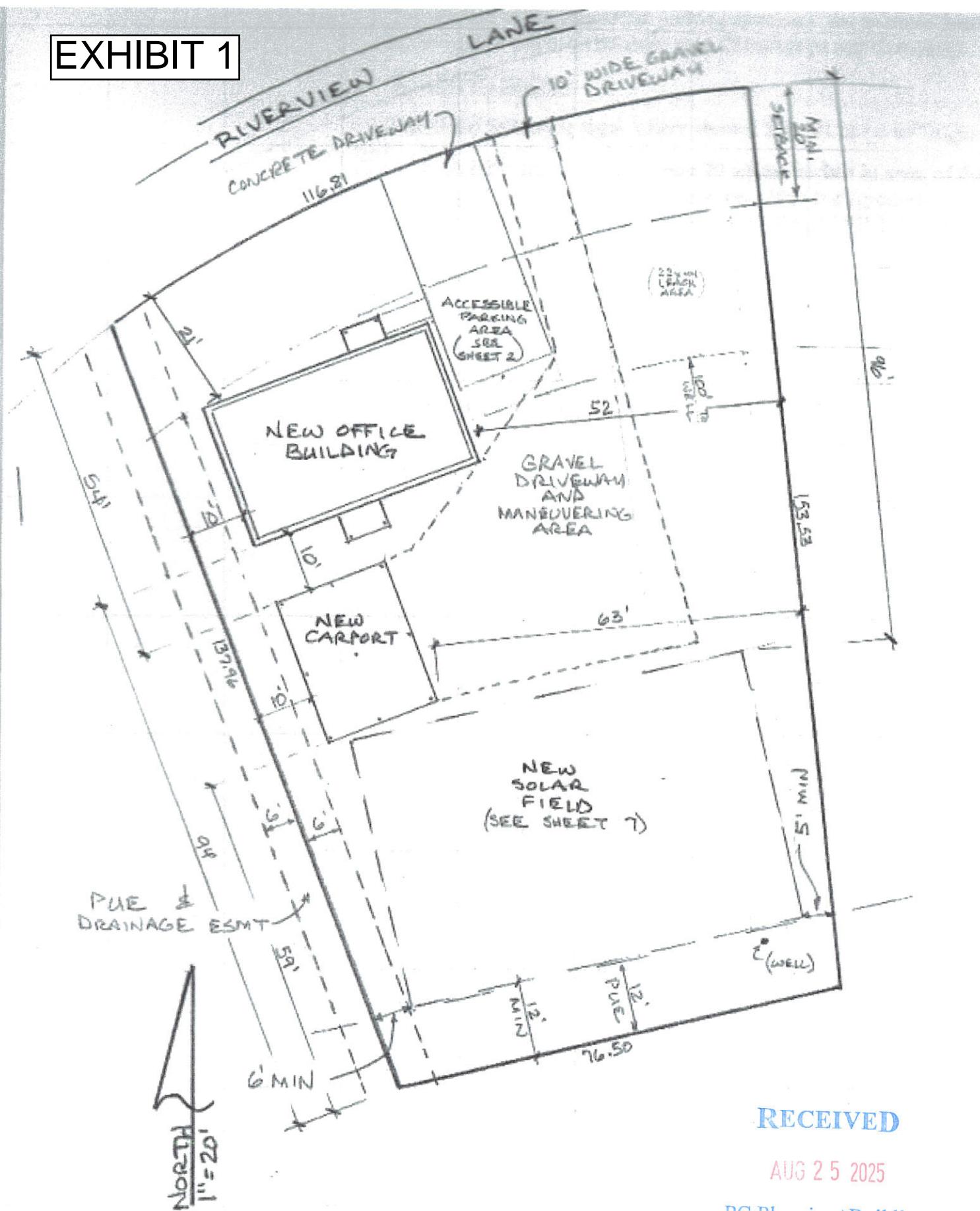
-----Receipt-Status-----

Rcpt#	Off	Rcpt#	Date	Amount	Check	Paid-By
Q	73560		08/25/2025	\$ 1,301.00	0021	FEATHER RIVER CANYON CSD

Total Payment:				\$ 1,301.00		Balance Due: \$0.00

EXHIBIT 1

EXHIBIT 1



RECEIVED

AUG 25 2025

PC Planning+Building

SITE PLAN
1" = 20'

Affidavit of Designated Signers

Feather River Canyon Community Services District

Butte County, California

STATE OF CALIFORNIA
COUNTY OF Plumas

I, the undersigned, do hereby declare under penalty of perjury as follows:

Chair

1. I am the duly appointed and acting Title of the **Feather River Canyon Community Services District** ("District"), a public agency organized and existing under the laws of the State of California.
2. The following individuals are currently authorized by resolution of the Board of Directors of the District to act as **Designated Signers** on behalf of the District for the purpose of signing financial instruments, contracts, checks, and other official documents as required in the course of conducting District business:

Name	Title	Term Expires	Authorized Actions
<u>Lori Dodge</u>	<u>Chairman</u>	<u>12-2027</u>	<u>Signature</u>
<u>Jerry Sanchez</u>	<u>Treasurer</u>	<u>12-2027</u>	<u>Signature</u>

3. These authorizations were approved by the Board of Directors at a duly noticed public meeting held on **[8-20-2025]**, as documented in the minutes.
4. This affidavit is provided to certify the authority of the above-named individuals for the purpose of maintaining banking, financial, and operational records, and to meet the requirements of financial institutions, vendors, and governmental agencies.
5. This affidavit remains in full force and effect until such time as it is amended or revoked in writing by the District's Board of Directors.

Executed this 22 day of **August, 2025**, at **Quincy, California**.

Signature: *Lori Dodge*
 Name: *Lori Dodge*
 Title: *Chairman*

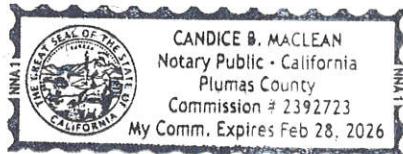
Signature: *Jerry Sanchez*
 Name: *Jerry Sanchez*
 Title: *Treasurer*

Feather River Canyon Community Services District
 Phone: *415-867-8652*
 Email: *Lori Dodge @gmail.com*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of PLUMAS

Subscribed and sworn to (or affirmed) before me on this 22ND
day of AUGUST, 2025, by LORI DODGE AND JERRY
SANCHEZ,
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in blue ink that appears to read 'CANDICE B. MACLEAN'.

Plumas County Planning & Building Services

Notice of Application --- Owners of Property within 300 Feet

The Plumas County Department of Planning & Building Services has received an application for a Special Use Permit from the Feather River Canyon Community Services District.

The applicant is requesting a special use permit for a place of assembly to hold monthly meetings for the Feather River CSD. The project consists of a 10,000 sq. ft. building, a 500 sq. ft. carport for storing equipment, and a solar array. This property is located at 126 Riverview Lane, Twain. APN 002-443-002.

*This notice is being sent to you because, as a property owner in the immediate vicinity, you should be aware that an application has been filed. The decision to approve or deny this application will be made at a public hearing. You will receive further notice informing you of the date, time, and location of the public hearing. For further information regarding this matter please contact: **Tim Evans, Senior Planner, at (530) 283-6207 or** **TimEvans@countyofplumas.com***

555 Main Street, Quincy, CA 95971
Phone: (530) 283-7011 Fax: (530) 283-6134



Parcel Query

Allows you to search by either street address or parcel identification number within Plumas County

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[Address Search](#)

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200 ft
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Address Search

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EXHIBIT 2

AMENDED DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR OLD MILL RANCH SUBDIVISION UNIT NO. ONE AND UNIT NO. TWO

(Recorded on 10 October 1991, and amended on 12 June 1999 and 13 June 2009)

This amended declaration is intended to and does affect certain real property located in the unincorporated area of the County of Plumas, State of California, more particularly described as all that certain real property as shown on the map of "OLD MILL RANCH SUBDIVISION, UNIT NO. ONE," official map of which was recorded in the Office of the Recorder of the County of Plumas, State of California, on October 18, 1966, in Map Book 3, at Pages 35 and 36 (hereinafter Unit One), and all that certain real property as shown on the map of 'OLD MILL RANCH SUBDIVISION, UNIT NO. TWO," official map of which was recorded in the Office of the Recorder of the County of Plumas, State of California, on August 23, 1967, in Map Book 3, at Pages 57 and 58 (hereinafter Unit Two).

The undersigned individuals designated "Unit One Owners" constitute a majority of the owners of the lots in Unit One and desire to amend a certain DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR OLD MILL RANCH SUBDIVISION, UNIT NO. ONE (hereinafter "Unit One Declaration") which declaration is dated October 28, 1966 and was recorded on December 14, 1966, in Book 174, at Pages 1497, 1498, and 1499, Plumas County Official Records.

The undersigned individuals designated as "Unit Two Owners" constitute a majority of the owners of the lots in Unit Two and desire to amend a certain DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR OLD MILL RANCH SUBDIVISION, UNIT NO. TWO (hereinafter "Unit Two Declaration") which declaration is dated November 28, 1967 and was recorded on December 11, 1967, in Volume 179, at Pages 37, 38, and 39, Plumas County Official Records.

NOW, THEREFORE, the undersigned Unit One Owners and undersigned Unit Two Owners do hereby amend respectively the Unit One Declaration and the Unit Two Declaration pursuant to the authority granted in paragraph 14 of each such declaration by deleting all of the provisions of each such declaration in their entirety and substituting the following:

INTENT

This amended declaration is for the purpose of enhancing and protecting the value, attractiveness, and desirability of the lots constituting Unit One and Unit Two in the above described subdivision and all of the real property described above, and each part thereof shall be held, sold, and conveyed subject to the following easements, covenants, conditions, and restrictions which are amendments to and a continuation of covenants running with the land originally established under the Unit One Declaration and the Unit Two Declaration as defined above and shall be binding on all parties having any right, title, or interest in the above described property, or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

EXHIBIT 2

ARTICLE I. DEFINITIONS

Section 1. "Association" shall mean and refer to OLD MILL MUTUAL WATER COMPANY, a California corporation, its successors and assigns. OLD MILL MUTUAL WATER COMPANY is in the process of being reorganized as a California nonprofit, mutual benefit corporation which will be renamed OLD MILL RANCH HOMEOWNERS ASSOCIATION. "Association" shall refer to any such reorganized or renamed corporation or any other validly organized association that is the successor to the OLD MILL MUTUAL WATER COMPANY.

Section 2. "Common Area" shall mean all real property owned by the Association and/or interest in real property owned for the common use and enjoyment of the owners, including, but not limited to, all roads, utility easements, water line easements, and other common systems and facilities shown on the Unit One and Unit Two subdivision maps, together with all rights in the access road leading to Unit One and Unit Two from California State Highway 70, all rights in the bridge over the North Fork of the Feather River, and any and all other rights, easements, or property interests owned or held by the Association, whether presently or in the future, for the common use and enjoyment of the owners.

Section 3. "Lot" shall mean all of the subdivision lots shown on the above described Unit One and Unit Two subdivision maps and any further lots or parcels into which the said subdivision lots may at any time hereafter be legally divided: except that "lot" shall not refer to the common area and any two lots legally defined as a lot by Plumas County shall be considered to be one subdivision lot.

Section 4. "Maintenance" shall mean the exercise of reasonable care to keep the common area and future improvements to the common area in a condition comparable to their original or improved conditions, normal wear and tear excepted.

Section 5. "Member" shall mean every person or entity who holds membership in the Association.

Section 6. "Owner" shall mean the record owner, whether one or more persons or entities of a fee simple title to any lot which is a part of the property, and shall include contract sellers, but shall not include those holding title merely as security for performance of an obligation.

Section 7. "Subdivision" shall mean both Unit One and Unit Two as described above.

ARTICLE II. MEMBERSHIP IN ASSOCIATION: VOTING RIGHTS

Section 1. Every owner of a lot shall be a member of the Association; membership shall be appurtenant to and may not be separated from ownership of a lot.

Section 2. All owners of a lot shall be entitled to one vote for each lot owned. When more than one person holds an interest in a given lot, all such persons shall be members and the vote for such lot shall be exercised as they may determine among themselves. In no event shall more than one vote be cast with respect to any lot owned.

EXHIBIT 2

ARTICLE III. ASSESSMENTS

Section 1. Lien and Personal Obligation of Assessments. Each owner of a lot is hereby deemed to have covenanted by acceptance of his deed for such lot, whether or not it shall be so expressed in his deed, to pay annual assessments in the Association. Such assessments will be established and collected as hereinafter provided. The annual assessments, together with interest, costs, and reasonable attorney's fees, shall be a personal obligation of the owner or owners of each lot, which obligation shall survive the sale or other alienation of the said lot interest and which assessment shall additionally be a charge on the land and a continuing lien on the lot against which such assessment is made.

Section 2. Purpose of Annual Assessments. The annual assessments levied by the Association shall be used exclusively to promote the health, safety, and welfare of the members and for the maintenance of the common area. Annual assessments shall include, and the Association shall acquire and pay for out of the funds derived from annual assessments, the following:

a. Maintenance and repair of the common area.

b. Acquisition of equipment deemed necessary for the maintenance of the common area, including without limitation, all equipment and personnel necessary for the proper repair and maintenance of the common area.

c. Liability insurance insuring the Association, its employees, officers, and directors against any and all liability to the public, to any owner, or to the invitees or tenants of any owner, arising out of their occupation and/or use of the common area. The policy limits shall be set by the Association, and shall be reviewed at least annually and increased or decreased at the discretion of the Association.

d. Worker's compensation insurance, to the extent necessary to comply with applicable law, and any other insurance deemed necessary by the Board of Directors of the Association.

e. Any other materials, supplies, labor, services, maintenance, repairs, alterations, insurance, taxes, or assessments which the Association is required to secure or pay pursuant to the terms of this declaration, or by law, or which shall be necessary or proper in the opinion of the Board of Directors of the Association for the operation and maintenance of the common areas for the benefit of lot owners or for the enforcement of these restrictions.

Section 3. Uniform Rate of Assessment. The rate of assessment must be fixed at a uniform rate for all lots. The Board of Directors shall fix the amount of the annual assessment against each lot at least sixty days in advance of the due date therefore and shall fix the dates such amounts become due.

Section 4. Effect of Nonpayment of Assessments; Remedies of Association. Any assessment not paid within ninety (90) days after the due date and notice to the lot owners thereof, shall be deemed in default and shall bear interest from the due date at the rate of ten percent (10%) per annum. The Association may bring an action at law against the owner personally obligated to pay the same and may recover in such action, in addition to all other items of damage generally, reasonable attorney's fees and costs. Additionally, all assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and a continuing lien on each lot against which such an assessment is made. The Association may record a lien notice against the lot or lots

for which assessments are delinquent and may, concurrently with or separate from any personal action, proceed to foreclose such lien in the manner provided by law. No owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the common area or abandonment of his lot.

ARTICLE IV. PROPERTY RIGHTS

Section 1. Owner's Easements Over Common Area. Every owner of a lot shall have a right and easement of ingress and egress over and across the common area, which shall be appurtenant to and shall pass with the title to such lot, and which shall survive and continue after the dissolution of the Association as hereinafter provided. However, this easement of access shall be subject to the right of the Association to dedicate or transfer all or part of the common area to any municipality, public agency, utility or authority for such purposes and subject to such conditions as may be agreed upon by the members.

ARTICLE V. USE RESTRICTIONS

The subdivision shall be occupied and used only as follows:

Section 1. Not more than one single family residence and one guest house may be constructed on any lot. The main dwelling shall be constructed first and shall contain a minimum of one thousand square feet of living area. A detached garage may be constructed first if building plans for the main residence are approved and building permits obtained through the County.

Section 2. Establishment of any business will be in accordance with Plumas County Code for residential areas. Notwithstanding the foregoing, no buildings of any kind shall be erected or used primarily for business purposes. There shall be no use of any building or other portions of lots for any commercial purpose that substantially changes the external residential appearance of such building or lot. There shall be no commercial breeding of animals on any lot.

Section 3. No noxious or offensive activity (e.g., loud music) shall be carried on or in any lot in direct violation of county code.

Section 4. Nothing shall be altered in, constructed on, or removed from the common area, except upon the written consent of the Association.

Section 5. No vehicles or portions of vehicles shall be maintained on any unimproved lots. No vehicles which are not currently registered shall be kept on any lot, whether improved or otherwise. No vehicles or portions of vehicles which are not in operable condition for a period of one year shall be kept or maintained on any lot, whether improved or otherwise. Extension of this one year period is at the discretion of the Board of Directors.

Section 6. No mobile homes or modular homes shall be permitted on any lot, except that a mobile home may be used by any member on any lot as a temporary residence for up to eighteen (18) months, so long as such member is diligently pursuing the construction of a permanent residence. This provision does not include visiting guests' or owners' trailers, camping tents, camp trailers, recreational vehicles, and/or motor homes which can be used only for a period not to exceed three (3) months annually and only on lots with a fully constructed residence.

EXHIBIT 2

Section 7. The exterior of any building shall be completed within eighteen (18) months of the date of commencement of construction. All exterior materials shall be new. No metallic roofing or siding to be used in the construction will be allowed unless painted or coated with a non-glare material.

Section 8. All construction, including plumbing and sewage facilities, shall conform to the codes and regulations of the Plumas County Building and Health Departments.

Section 9. No firearms may be discharged on any lot in this subdivision and all hunting, including bow and arrow hunting, is prohibited.

Section 10. Use or possession of fireworks of any description are prohibited in this subdivision.

Section 11. No livestock, horses, llamas, swine, sheep, goats, rabbits, chickens, or other farmyard animals shall be kept on any lot in this subdivision. This restriction does not include household pets in reasonable numbers, so long as such pets are properly maintained, trained, and controlled so as not to unreasonably interfere with the peace and quiet enjoyment of other lots. Any interpretation of this provision or disputes arising hereunder shall be resolved by the Board of Directors of the Association.

Section 12. At the annual Association meeting, or at such other times as determined by Bylaws, the Board of Directors of the Association shall appoint an Architectural Control Committee which shall approve construction plans for all structures constructed on any lot in accordance with the provisions of this covenant. The number of members and composition of the Architectural Control Committee shall be determined by the Board of Directors of the Association. It is not the purpose of this committee to dictate any particular architectural style. It is the function of the committee to determine overall architectural compatibility of proposed structures such that the value and attractiveness of other structures within the subdivision are maintained and, additionally, to insure that neither the size, style, or design of any proposed structures unreasonably interferes with the use and enjoyment of adjoining lots or structures.

Section 13. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, and harmony of external design with existing structures.

Section 14. No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sales period.

Section 15. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plot.

Section 16. Damages for any breach of terms, restrictions, and provisions of the declaration are hereby declared not to be adequate compensation, but such breach and/or the continuation thereof may be enjoined and abated by appropriate proceedings by the Association, or by an owner or owners of any other lot or lots in the subdivision.

EXHIBIT 2

Section 17. All lots shall be maintained in a neat and attractive condition equal to the general standards of neatness and attractiveness established by other properties within the subdivision. No rubbish, trash, garbage, or other waste material shall be kept or permitted on any lot or on the common area, except in sanitary containers located in appropriate areas. No construction materials shall be stored on any lot unless construction of the work of improvement for which such materials are to be utilized is scheduled to commence and in fact does commence within three (3) years of the date of storage of such materials. No unreasonable or unsightly quantities of metal scraps, automotive parts, home repair or maintenance supplies, plumbing supplies, industrial supplies, used appliances, or any similar items shall be maintained on any lot.

ARTICLE VI. GENERAL PROVISION

Section 1. Enforcement. The Association and/or any owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, reservations, and charges now or hereafter imposed by the provisions of this declaration. Failure by the Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, which shall remain in full force and effect.

Section 3. Amendments. Covenants and restrictions of this declaration may be amended, in whole or in part, by duly recording an instrument executed and acknowledged by not less than a simple majority of the membership.

Section 4. Duration. The covenants and restrictions of this declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by the Association or any other member thereof for a period of ten (10) years from the date hereof and thereafter shall be automatically extended for additional periods of ten (10) years unless otherwise agreed to in writing by at least a majority of the then owners.

NOTE: The underlined words on page 2 in Article I, Section 3 above were adopted by amendments voted by Association members on 12 June 1999 and 13 June 2009. The rest of the preceding pages of the "Amended Declaration of Protective Covenants and Restrictions for Old Mill Ranch Subdivision Unit No. One and Unit No. Two" was signed by the following owners and the declaration with the accompanying signatures was recorded by Plumas County on 10 October 1991 in Volume 557, Pages 91-128.

UNIT ONE OWNERS

Lots 1 & 2 - William and Ellen Babich
~~Lots 6 & 17 - Kenneth Butterfield~~
Lot 10 - Rhonda and Charles Asher
~~Lots 12 & 13 - John and Pauline Kimmel~~
~~Lot 15 - Ross and Verda Sue Willey~~
~~Lot 21 - Mack and Nancy Bryson~~

~~Lot 3 - Stephen and Sally Johnson~~
Lot 9 - Harold Huntsinger
~~Lot 11 - Norman and Lois Francis~~
~~Lot 14 - Mel Hultgren, Philip and Lois Stadtler~~
~~Lots 19 & 20 - Vincent Durbiano~~
~~Lot 22 - Gerald and Patricia Stroh~~

Amended as of October 3, 1998, June 12, 1999, and June 13, 2000

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ARTICLE I. OFFICES

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Section 1.01. Principal Office. The principal office of the Corporation for transaction of its business is located in the Old Mill Ranch Subdivision, in the County of Plumas, State of California.

Section 1.02. Change of Address. The Board of Directors is hereby granted full power and authority to change the principal office of the Corporation from one location to another in the County of Plumas, State of California. Any such change shall be noted by the Secretary in these Bylaws, but shall not be considered an amendment of these Bylaws.

ARTICLE II. CORPORATE RECORDS, REPORTS, AND SEAL

Section 2.01. Keeping Records. The Corporation shall keep adequate and correct records of account and minutes of all of its activities. The Corporation shall also keep a record of its Members, giving their names and addresses. The minutes shall be kept in written form. Other books and records shall be kept in either written form or any form capable of being converted into written form.

Section 2.02. Annual Report. The Corporation shall notify each Member yearly of the Member's right to receive a financial report. The annual report shall be prepared not later than one hundred and twenty (120) days after the close of the Corporation's fiscal year. The annual report shall contain in appropriate detail the following: (1) a balance sheet as of the end of such fiscal year and an income statement and statement of changes in financial position for such fiscal year; (2) a statement of the place where the names and addresses of the current Members are located; and (3) any information concerning certain transactions and indemnification required by Corporations Code Section 8322. The annual report shall be accompanied by any report thereon of independent accountants or, if there is not such a report, the certificate of any authorized officer of the Corporation that such statements were prepared without audit from the books and records of the Corporation.

Section 2.03. Annual Statement of Certain Transactions and Indemnification. The Corporation shall furnish annually to its Members a statement of any transaction or indemnification described in Corporations Code Section 8322(d) and (e), if such transaction or indemnification took place. Such annual statement shall be affixed to and sent with the annual report described in Section 2.02 of these Bylaws.

Section 2.04. Corporation Seal. The Board of Directors shall adopt a Corporate Seal which shall be in the following form and design: a circle having within its circumference the words OLD MILL RANCH HOMEOWNERS ASSOCIATION, INC.-California-and in the center thereof the date of incorporation. The Secretary of the Corporation shall have the custody of the seal and affix it in all appropriate cases to all corporate documents. Failure to affix the seal shall not, however, affect the validity of any instrument.

ARTICLE III. MEMBERS

Section 3.01. Classification and Qualification of Members. The Corporation shall have one class of Members.

(a) **Membership.** Members of the Corporation shall be those persons owning a parcel of real property within the limits of the Old Mill Ranch Subdivision, as defined in Article Three of the Articles of Incorporation and as further defined in Article I, Section 5 of the Amended Declaration of Protective Covenants and Restrictions. A Member shall be entitled to one Membership for each of the 38 original subdivision lots, as shown on the OLD MILL RANCH SUBDIVISION, UNIT NO. ONE official map recorded in the County of Plumas on October 18, 1966 and the OLD MILL RANCH SUBDIVISION, UNIT NO. TWO official map recorded in the County of Plumas on August 23, 1967, except that in

EXHIBIT 2

accordance with amendments to the Amended Declaration of Protective Covenants and Restrictions adopted on June 12, 1999 and June 13, 2009, any two lots legally defined as a lot by Plumas County shall be considered to be one subdivision lot and one membership, owned upon complying with the Bylaws of the Corporation and upon complying with the laws of the State of California for the issuance of said Membership.

(b) A person shall not hold more than one Membership per subdivision lot. As of June 13, 2009, there are a total of 34 Members.

Section 3.02. Annual Assessments. The Corporation reserves the right to collect annual assessments payable to the Corporation by Members in such amounts as determined by a resolution of the Board of Directors and approval by a majority vote of Members. Annual assessments are intended to cover the administrative expenses related to regular membership incurred by the Corporation, as defined in Article III of the Amended Declaration of Protective Covenants and Restrictions.

(a) **Payment.** Annual assessments shall be payable at such times or intervals, and on such notice, as the Board shall prescribe in accordance with Article III of the Amended Declaration of Protective Covenants and Restrictions.

Section 3.03. Special Assessments. The Corporation reserves the right to levy special assessments against Memberships. Assessments are intended to cover unanticipated, unusual, and/or extraordinary expenses incurred or to be incurred by the Corporation for specific projects.

(a) **Approval.** The amount of each levy and the method of collection shall be fixed from time to time by a resolution of the Board of Directors of the Corporation and approval by a majority vote of Members.

(b) **Payment.** Special assessments shall be made payable at such times or intervals, and on such notice, as the Board shall prescribe which shall not be less than thirty (30) days nor more than one (1) year from the date of the adoption of the resolution levying the assessment.

(c) **Delinquency.** An assessment is deemed delinquent when unpaid for ninety (90) days following the date set for payment, as specified in Section 3.03 (b) of these Bylaws.

(d) **Notice.** Notice to Members to be placed on a community bulletin board of the assessment and shall be mailed by first-class United States mail, postage prepaid, to all Members appearing on the books of the Corporation or at the last address given by the Member to the Corporation for the purpose of notice. Where no such address appears or is given, notice shall be given at the principal office of the Corporation, or by publication in any newspaper of general circulation in the county in which the principal office of the Corporation is located. The notice shall state the amount of the assessment, the due date, date of delinquency, and that non-payment shall result in initiation by the Corporation of procedures to legally recover said assessments.

(e) **Hardships.** For Members with hardships or other special extenuating circumstances, the Member may appeal to the Board of Directors at a regular board meeting for a special arrangement for payment of the assessment. Individual Directors have no authority to respond to appeals made at times other than regularly scheduled board meetings. The Board of Directors has sole discretion as to whether a special arrangement shall be granted.

Section 3.04. Membership Book. The Corporation shall keep in written form a Membership book containing the name, address, and class of each Member. The book shall also contain the fact of termination and the date on which such Membership ceased. Such book shall be kept at the principal office of the Corporation and shall be subject to the rights of inspection required by law as set forth in Section 3.05 of these Bylaws.

Section 3.05. Inspection Rights of Members

(a) **Demand.** Subject to the Corporation's right to set aside a demand for inspection pursuant to Section 8331 of the Corporations Code and the power of the court to limit inspection rights pursuant to Section 8332 of the Corporations Code, and unless the Corporation provides a reasonable alternative as permitted by Section 3.05 (c) of these Bylaws, a Member satisfying the qualifications set forth hereinafter may do either or both of the following:

EXHIBIT 2

(1) Inspect and copy a record of all the Members' names, addresses, and voting rights, at reasonable times, on five (5) business days' prior written demand on the Corporation, which demand shall state the purpose for which inspection rights are requested; or

(2) Obtain from the Secretary of the Corporation, on written demand and tender of a reasonable charge, a list of the names, addresses, and voting rights of those Members entitled to vote for the election of Directors, as of the most recent Record Date, as specified in Section 4.09 (d) of these Bylaws, for which it has been compiled or as of the date of demand. The demand shall state the purpose for which the list is requested. The Membership list shall be available on or before the later of ten (10) business days after the demand is received or after the date specified therein as the date as of which the list is to be compiled.

(b) Members Permitted to Exercise Rights of Inspection. The rights of inspection set forth in Section 3.05 (a) of these Bylaws may be exercised by any Member, for a purpose reasonably related to such person's interest as a Member.

(c) Alternative Method of Achieving Purpose. The Corporation may, within ten (10) business days after receiving a demand pursuant to Section 3.05 (a) of these Bylaws, deliver to the person or persons making the demand a written offer of an alternative method of achieving the purpose identified in said demand without providing access to or a copy of the Membership list. An alternative method which reasonably and in a timely manner accomplishes the proper purpose set forth in a demand made pursuant to Section 3.04 of these Bylaws shall be deemed reasonable, unless within a reasonable time after acceptance of the offer, the Corporation fails to do those things which it offered to do. Any rejection of the offer shall be in writing and shall indicate the reasons the alternative proposed by the Corporation does not meet the proper purpose of the demand made pursuant to Section 3.05 (a) of these Bylaws.

Section 3.06. Nonliability of Members. A Member of the Corporation shall not solely because of such Membership be personally liable for the debts, obligations, or liabilities of the Corporation.

Section 3.07. Termination of Membership. All rights of a Member in the Corporation and in its property shall cease on the termination of such Member's Membership. Termination shall not relieve the Member from any obligation for charges incurred, services or benefits actually rendered, dues, assessment, or fees, or arising from contract or otherwise. The Corporation shall retain the right to enforce any such obligation or obtain damages for its breach.

ARTICLE IV. MEETINGS

Section 4.01. Place. All meetings of the Members and/or Board shall be held at the principal office of the Corporation as specified in Section 1.01 of these Bylaws or as changed from time to time as provided in Section 1.02 of these Bylaws.

Section 4.02. Annual Membership Meetings. The Members shall meet annually on the second Saturday in the month of June in each year commencing at 1:00 p.m. for the purpose of transacting such proper business as may come before the meeting, including the election of Directors for such terms as are fixed in Section 5.03 of these Bylaws. If the election of Directors shall not occur at any such meeting of the Members, or without a meeting by written ballot as specified in Section 4.09 of these Bylaws, the Board shall, or twenty (20) percent of the Members may, cause the election of Directors to be held at a special meeting of Members called and held as soon as it is reasonably possible after the adjournment of the regular meeting of the Members.

Section 4.03. Board of Directors Meetings.

(a) Call of Meetings. Meetings of the Board may be called by the President or any two (2) Directors.

(b) Time of Regular Meetings. Regular meetings of the Board shall be held at the Board's discretion, with posting, once a month, with call or notice, at such time and place as shall from time to

EXHIBIT 2

time be determined in advance by the ~~value~~ of the Board. Any and all business may ~~be~~ transacted at a regular meeting.

(c) Adjournment. A majority of the Directors present, whether or not a quorum is present may adjourn any meeting to another time and place. If the meeting is adjourned for more than twenty-four (24) hours, notice of the adjournment to another time or place must be given prior to the time of the adjourned meeting to the Directors who were not present at the time of the adjournment.

Section 4.04. Special Meetings.

(a) Members. Special meetings of Members shall be called by the Board of Directors or the President of the Corporation and held at such place as is fixed in Section 4.01 of these Bylaws for regular meetings of Members or at such times and places within the County of Plumas, State of California as may be ordered by resolution of the Board of Directors or by twenty (20) percent of the Members of the Corporation. Twenty (20) percent or more of the Members of the Corporation may call special meetings for any lawful purpose. Business transacted at all special meetings shall be confined to the subjects stated in the notice and matters germane thereto.

(b) Board of Directors. Special meetings of the Board may be called by the President or by any two Directors. Special meetings shall be held on four (4) days' notice by first class mail, postage prepaid, or on forty-eight (48) hours' notice delivered personally or by telephone to each Director. Notice of the special meeting need not be given to any Director who signs a waiver of notice or a written consent to holding the meeting or an approval of the minutes thereof, whether before or after the meeting, or who attends the meeting without protesting, prior thereto or at its commencement, the lack of such notice to such Director. All such waivers, consents and approval shall be filed with the corporate records or made a part of the minutes of the meetings.

Section 4.05. Notice of Meetings. Written notice of every meeting of Members, and/or every Board meeting at which action will be taken which requires Membership approval, shall be either personally delivered or mailed by first-class United States mail, postage prepaid, ten (10) days before the date of the meeting to each Member who on the Record Date for notice of the meeting is entitled to vote at that meeting.

In the event notice is given by mail or other means of written communication, the notice shall be addressed to the Member at the address of such Member appearing on the books of the Corporation or at the address given by the Member to the Corporation for the purpose of notice. Where no such address appears or is given, notice shall be given at the principal office of the corporation on the Bulletin Board. In the case of a specially called meeting of Members, notice that a meeting not less than thirty-five (35) days nor more than ninety (90) days after receipt of the written request from such person or persons by the Board of Directors of the Corporation shall be sent to the Members forthwith and in any event within twenty (20) days after the request was received.

No meeting of Members may be adjourned more than forty-five (45) days. If a meeting is adjourned to another time or place, and thereafter a new Record Date is filed for notice or voting, a notice of the adjourned meeting shall be given to each Member of record who, on the Record Date for notice, is entitled to vote at the meeting.

Section 4.06. Contents of Notice. The notice shall state the place, date, and time of the meeting. In the case of regular meetings, the notice shall state those matters which the Board of Directors, at the time the notice is given, intends to present for action by the Members. The notice of any meeting at which Directors are to be elected shall include the names of all those who are nominees at the time the notice is given to the Members.

Section 4.07. Waivers, Consents, and Approvals. The transactions of any meeting of Members or Board of Directors, however called and noticed, and wherever held, shall be as valid as though had at a meeting duly held after regular call and notice, if a quorum is present either in person or by proxy, and if, either before or after the meeting, each of the persons entitled to vote but not present in person or by proxy, signs a written waiver of notice, a consent to the holding of the meeting, or an approval of the

EXHIBIT 2

minutes of the meeting. All such waivers, consents, and approvals shall be made a part of the minutes of the meeting.

Section 4.08. Quorum.

(a) Defined. A quorum at any meeting of Members shall consist of a majority of the Members entitled to vote, represented in person or by proxy. For purposes of these Bylaws, "voting power" means the power to vote for the election of Directors at the time any determination of voting power is made and does not include the right to vote on the happening of some condition or event which has not yet occurred.

(b) Loss of Quorum. The Members present at a duly called or held meeting at which a quorum is present may continue to transact business until adjournment notwithstanding the withdrawal of enough Members to leave less than a quorum, if such action taken, other than adjournment, is approved by at least a majority of Members required to constitute a quorum, unless business requires more than approval of more than a majority of the voting power represented at a meeting entitled to vote on any matter. Thus, if there are 34 Members, 18 Members are needed to constitute a quorum and 10 of such Members constitute a majority of the quorum.

(c) Adjournment for Lack of Quorum. In the absence of a quorum, any meeting of the Members may be adjourned from time to time by the vote of a majority of the votes represented in person or by proxy, but no other business may be transacted except as provided in Section 4.08 (b) of these Bylaws.

Section 4.09. Voting of Membership.

(a) Entitlement. Each Member is entitled to one vote on each matter submitted to a vote of the Members.

(b) Indivisible Interest in Single Memberships. Single Memberships in which two or more persons have an indivisible interest shall be voted as set forth in Section 4.09 (c) of these Bylaws relating to the voting of Memberships in two or more names.

(c) Memberships in Two or More Names. Membership for a parcel of land stands of record in the names of two or more persons, whether fiduciaries, Members of a partnership, joint tenants, tenants in common, husband and wife as community property, tenants by the entirety, or otherwise, or if two or more persons (including proxy holders) have the same fiduciary relationship respecting the same Membership, unless the Secretary of the Corporation receives written notice and proof of a legal instrument to the contrary, any one person owning the parcel of land on which the Membership is granted may bind the other owners. The first person, owning the parcel of land on which the Membership is granted, to act shall bind the other persons.

(d) Proxy Voting. Members entitled to vote, as set forth in Section 4.09 (a) of these Bylaws, shall have the right to vote either in person or by a written proxy executed by such person or his or her duly authorized agent and filed with the Secretary of the Corporation, except as otherwise expressly provided in these Bylaws, provided, however, that a proxy shall not be valid after the adjournment of the annual membership meeting for that year. The maximum term of any proxy shall be eleven (11) months from the date of its execution. Every proxy shall continue in full force and effect until revoked by the person executing it prior to the vote pursuant thereto.

Section 4.10. Action without Meeting by Written Ballot.

(a) Ballot Requirements. Subject to the limitations specified in Section 4.10 (b) of these Bylaws, any action which may be taken at any regular or special meeting of Members may be taken without a meeting provided there is satisfaction of the following ballot requirements:

- (1) The Corporation distributes a written ballot to every Member entitled to vote on the matter;
- (2) The ballot shall set forth the proposed action, provide an opportunity to specify approval or disapproval of any proposal, and provide a reasonable time within which to return the ballot to the Corporation;
- (3) The number of votes cast by ballot with the time period specified equals or exceeds the quorum required to be present at a meeting authorizing the action; and

EXHIBIT 2

(4) The number of approvals equals or exceeds the number of votes that would be required to approve at a meeting at which the total number of votes was the same as the number of votes cast by ballot.

(b) Solicitation of Ballots. Ballots shall be solicited in a manner consistent with the requirements of giving notice of Members' meetings set forth in Section 4.05 of these Bylaws. All such solicitations shall indicate the number of responses needed to meet the quorum requirement and, with respect to ballots other than for the election of Directors, shall state the percentage of approvals necessary to pass the measure submitted. The solicitation shall specify the time by which the ballot must be received in order to be counted.

(c) Revocation of Ballot. A written ballot may not be revoked.

ARTICLE V. DIRECTORS

Section 5.01. Number. The Corporation shall have four (4) Directors consisting of a President, a Vice-President, a Secretary, and a Treasurer. This number shall be fixed from time to time, by an amendment to these Bylaws duly adopted by approval of a majority vote of Members.

Section 5.02. Qualifications. Any Member is eligible to be a Director of the Corporation.

Section 5.03. Terms of Office. Each Director shall hold office until the next annual meeting of the Members and until his or her successor is elected either at such annual meeting or at a special meeting called for that purpose. In the event a Director is removed at a special meeting of the Members called and held as prescribed by Section 4.04 (a) of these Bylaws, the Director shall hold office until his or her removal and his or her successor is elected and qualified.

Section 5.04. Nomination. Any person qualified to be a Director under Section 5.02 of these Bylaws may be nominated by the method of nomination authorized by the Board or by any other method authorized by law before the annual meeting of Members as provided in Section 4.02 of these Bylaws, or prior to printing and distributing written ballots, if the election is by written ballot, for the election of Directors. A nomination for the Board may not be made after the date set for close of nominations.

Section 5.05. Election. The Directors shall be elected at each annual meeting as prescribed by Section 4.02 of these Bylaws or by written ballot as authorized by Section 4.10 of these Bylaws. The candidates receiving the highest number of votes for President, Vice-President, Secretary, and Treasurer are elected. Directors shall be eligible for reelection without limitation on the number of terms they may serve, provided they continue to meet the qualifications required by Section 5.02 of these Bylaws.

Section 5.06. Compensation. Directors shall receive no compensation for their services. However, the Corporation shall reimburse expenses incurred by the Directors in performing services for the Corporation.

Section 5.07. Duties of the Board of Directors. All corporate powers shall be exercised by or under authority of the Board of Directors, which shall control the business and affairs of the Corporation. The Board of Directors shall have the power to make such other rules, regulations, and requirements as it deems necessary for the orderly, efficient, and economical use of the road facilities and for collection of charges for use of the roads, including the creation of committees, and rules and regulations regarding the conduct of meetings and other business of the Corporation.

Section 5.08. Voting of the Board of Directors.

(a) Quorum. A majority of the authorized number of Directors constitutes a quorum of the Board for the transaction of business, except as hereinafter provided.

(b) Transactions of Board. Except as otherwise provided in the Articles of

EXHIBIT 2

Incorporation, in these Bylaws, or by ~~law~~, every act or decision done or made by a majority of the Directors present at a meeting duly held at which a quorum is present is the act of the Board, provided, however, that the Board may at any meeting at which a quorum was initially present continue to transact business notwithstanding the withdrawal of Directors if any action taken is approved by at least a majority of the required quorum for such meeting.

Section 5.09 Action without Meeting. Any action required or permitted to be taken by the Board may be taken without a meeting, if all Members of the Board individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as the unanimous vote of such Directors.

Section 5.10. Removal of Directors. The Board may declare vacant the office of a Director on the occurrence of any of the following events:

- (1) The Director has been declared of unsound mind by a final order of court; or
- (2) The Director has been convicted of a felony; or
- (3) The Director has been found by a final order or judgment of any court to have breached duties imposed by Section 7238 of the Corporation Code on Directors who perform functions with respect to assets held in charitable trust; or
- (4) The Director has failed to attend three (3) consecutive meetings.

Section 5.11. Resignation of Director. Any Director may resign effective on giving written notice to the President, the Secretary, or the Board of Directors of the Corporation, unless the notice specifies a later time for the effectiveness of such resignation. If the resignation is effective at a future time, a successor may be elected to take office when the resignation becomes effective.

Section 5.12. Vacancies on the Board.

(a) **Causes.** Vacancies on the Board of Directors shall exist on the death, resignation, or removal of any Director; whenever the number of Directors authorized is increased; and on the failure of the Members in any election to elect the full number of Directors authorized.

(b) **Filling Vacancies by Directors.** Vacancies on the Board of Directors may be filled by a majority of the remaining Directors, although less than a quorum, or by a sole remaining Director, and each Director so elected shall hold office until his or her successor is elected at the annual meeting of the Members or at a special meeting called for that purpose.

(c) **Filling Vacancies by Members.** In the event that the remaining Directors fail to fill vacancies within sixty (60) days from the date of the vacancy, as specified in Section 5.12(a) of these Bylaws, the vacancies shall be filled by a majority vote of the Members.

ARTICLE VI. OFFICERS

Section 6.01. Number and Titles. The officers of the Corporation shall be a President, a Vice-President, a Secretary, a Treasurer, and such other officers with such titles and duties as shall be stated in these Bylaws or determined by the Board and as may be necessary. Any number of offices may be held by the same person. As a policy, the Past President shall serve as Ex-Officio Non-Voting Member of the Board.

Section 6.02. Duties.

(a) **President.** The President is the general manager and chief executive officer of the Corporation. The President of the Corporation or, in his or her absence, the Vice President or any other Director, in order of seniority, shall be President of and shall preside over the meetings of the Members. In the absence or disability of the President, the Vice President, and then any other Director, in the order of seniority, shall perform the duties and exercise the powers of the President.

(b) **Vice President.** The Vice President shall have the duties of the President in his or her absence and any other duties as determined by the Board of Directors.

EXHIBIT 2

(c) **Secretary.** The Secretary shall keep in safe custody the seal of the Corporation and shall affix said seal to any instrument requiring the same. He or she shall give or cause to be given such notice of all meetings of Members and Directors as may be required by law or by these Bylaws. The Secretary of the Corporation shall act as the Secretary of all meetings of Members; provided that in his or her absence, the President of the meetings of Members shall appoint another person to act as Secretary of the Meetings. He or she shall record all proceedings of the meetings of the Members and of the Directors in a book or books to be kept for that purpose, maintain all written records of the Corporation, and shall perform such other duties and have such other powers as may from time to time be assigned or conferred upon him or her by the Board of Directors.

(d) **Treasurer.** The Treasurer shall have the custody of all funds, securities and evidences of indebtedness and other valuable documents of the Corporation, and shall deposit all money and other valuable effects in the name and to the credit of the Corporation in such depositories as may be designated by the Board of Directors. He or she shall disburse the funds of the Corporation, unless (d) determined otherwise by resolution of the Board of Directors. He or she shall keep proper books. He or she shall perform such other duties and have such other powers as may from time to time be conferred upon him or her by the Board of Directors.

Section 6.03. Checks and Drafts. All checks, drafts and other orders for the payment of money, notes or other evidences of indebtedness issued in the name of or payable to the Corporation shall be signed or endorsed by two Directors, unless the amount is less than \$100.00 in which case only one signature is needed.

ARTICLE VII. SERVICES OF CORPORATION

Section 7.01. Roads and Other Services. Within the Subdivision of Old Mill Ranch, the Corporation shall maintain the two (2) bridges, the entrance approach apron leading from Highway 70 to the main bridge, all roads, the fire hydrants, the primary 6-inch static water line (including valves from the outflow side of the chlorinator building) that runs through Old Mill Ranch terminating at the east end of Unit 2, and any other common areas belonging to the Corporation.

ARTICLE VIII. AMENDMENT

Section 8.01. Amendment. These Bylaws may be amended or repealed only by the vote or written consent of the Membership holding a simple majority of the voting power of the Corporation.

CERTIFICATE OF SECRETARY OF OLD MILL RANCH HOMEOWNERS ASSOCIATION, INC., a California Nonprofit Mutual Benefit Corporation:

I hereby certify that I am the duly elected and acting Secretary of said Corporation and that the foregoing Bylaws, comprising 8 pages, constitute the Bylaws of said Corporation as duly amended and approved by majority votes of the membership and adopted at meetings of the Old Mill Ranch Homeowners Association, Inc., held on [REDACTED].

Dated: [REDACTED]

CERTIFICATE OF SECRETARY OF OLD MILL RANCH HOMEOWNERS ASSOCIATION, INC., a California Nonprofit Mutual Benefit Corporation:

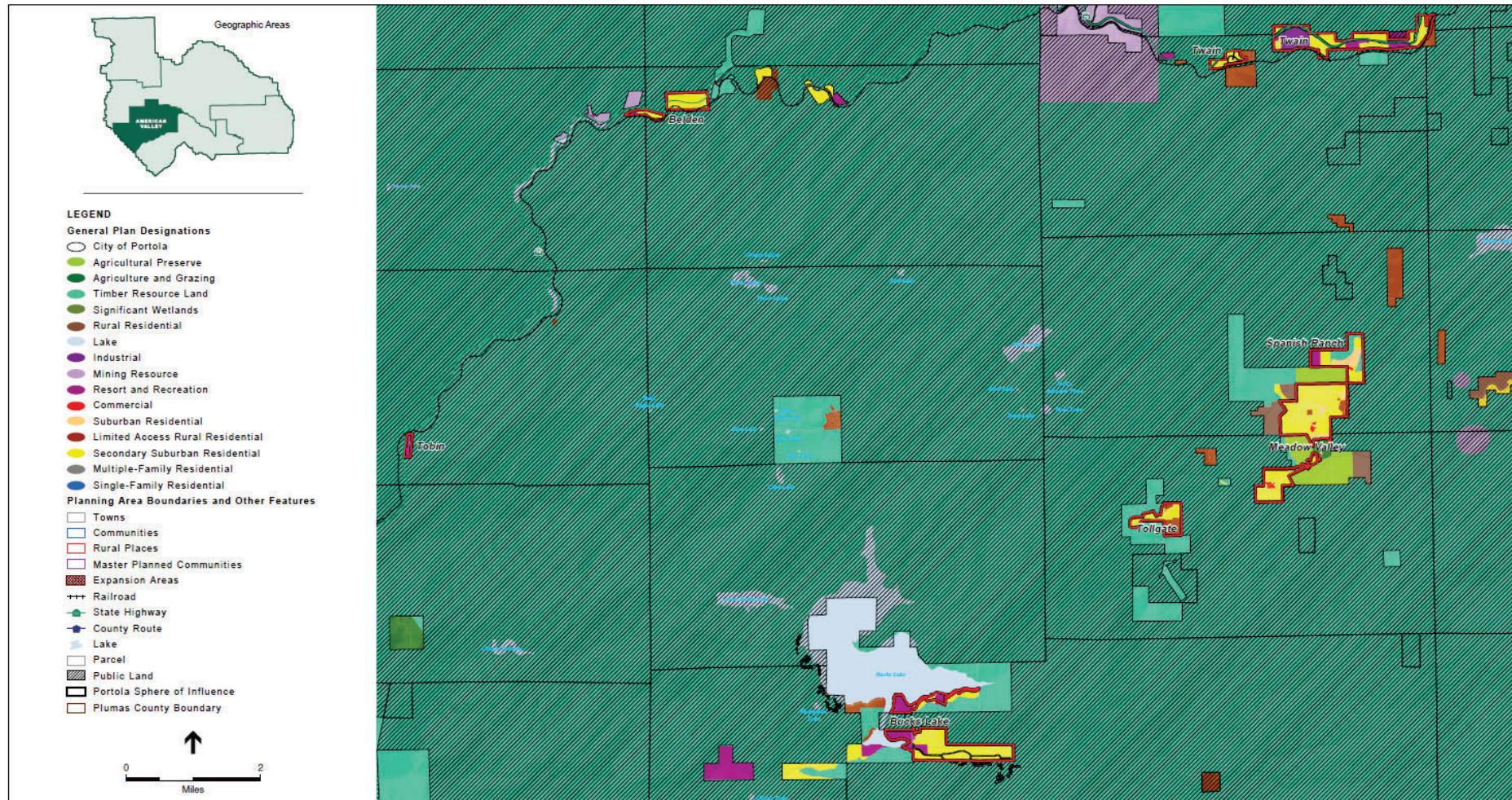
I hereby certify that I am the duly elected and acting Secretary of said Corporation and that the foregoing Bylaws, comprising 8 pages, constitute the Bylaws of said Corporation as duly amended and approved by majority vote of the membership and adopted at a meeting of the Old Mill Ranch Homeowners Association, Inc., held on June 13, 2009.

Dated: [REDACTED]

EXHIBIT 2

EXHIBIT 3

Figure 11. General Plan Designations and Planning Areas – Meadow Valley, Bucks Lake, and Feather River Canyon.



SOURCE: Plumas County, 2011; and ESA, 2013

Plumas County General Plan Update EIR . 208739

Figure 3-5
Meadow Valley, Bucks Lake, and Feather River Canyon
General Plan Designations and Planning Areas

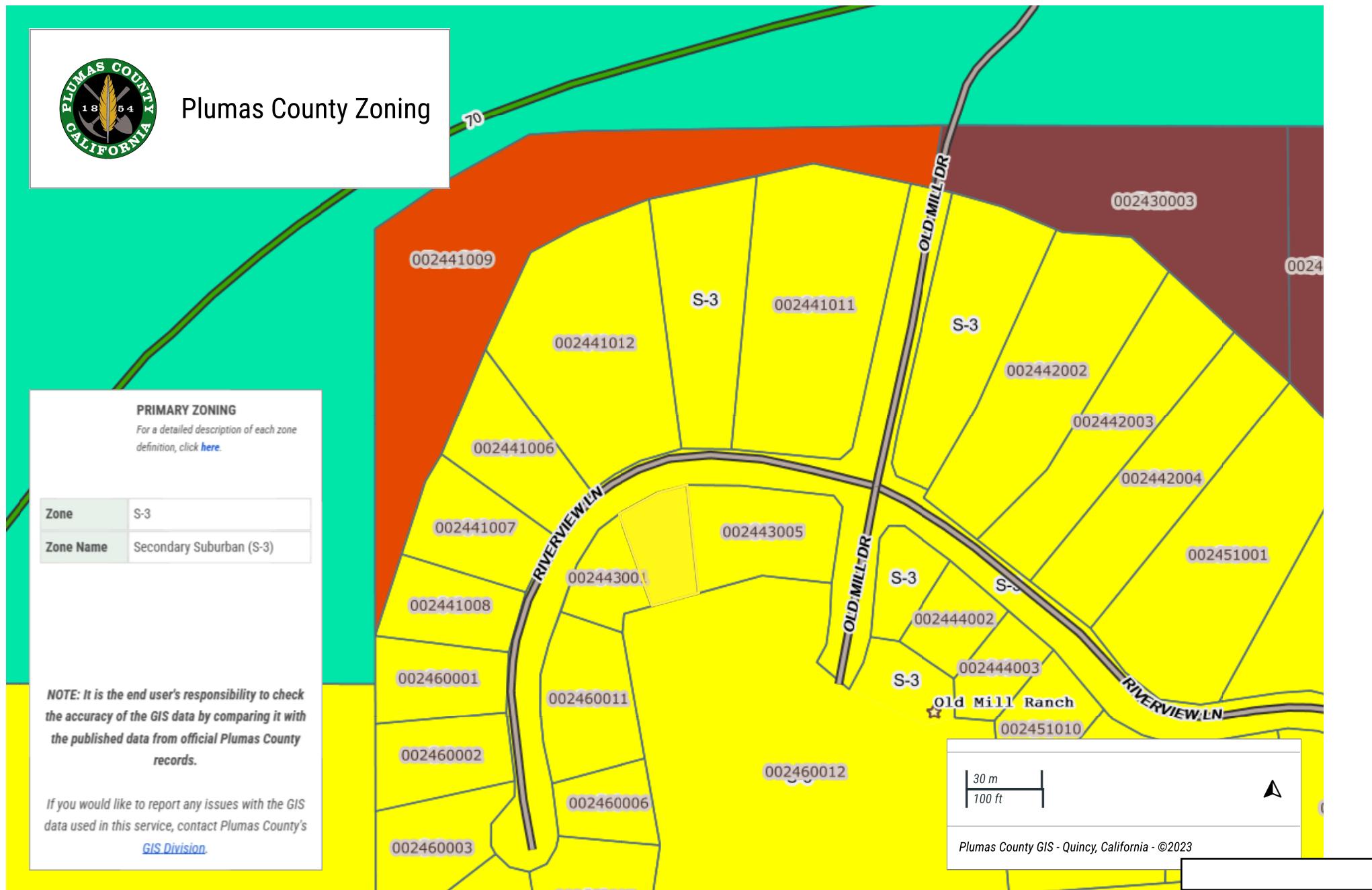


EXHIBIT 4



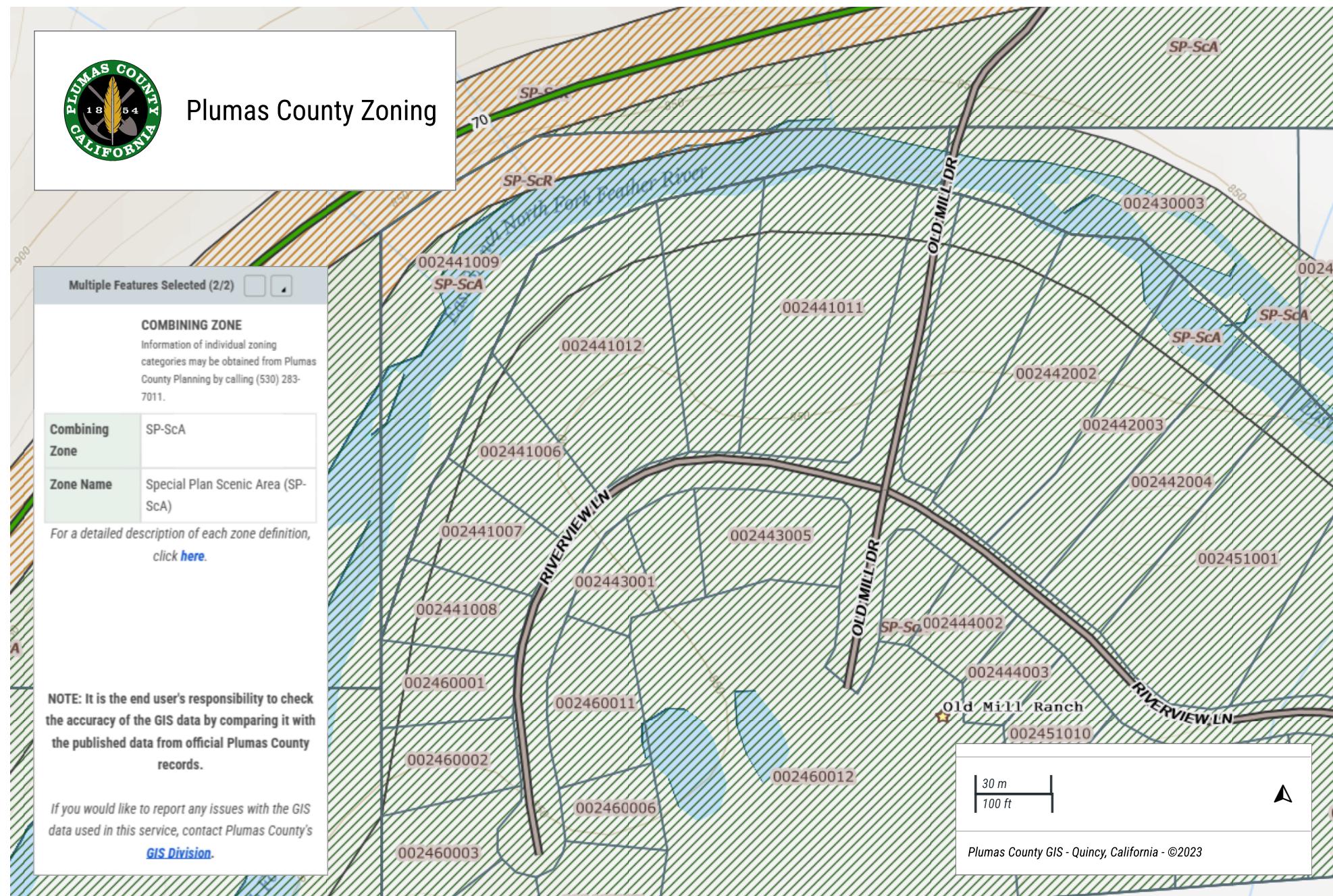
Plumas County Zoning

Multiple Features Selected (2/2)	
COMBINING ZONE	Information of individual zoning categories may be obtained from Plumas County Planning by calling (530) 283-7011.
Combining zone	SP-ScA
Zone Name	Special Plan Scenic Area (SP-ScA)

For a detailed description of each zone definition
click [here](#).

NOTE: It is the end user's responsibility to check the accuracy of the GIS data by comparing it with the published data from official Plumas County records.

If you would like to report any issues with the GIS data used in this service, contact Plumas County's **GIS Division**.



Plumas County GIS - Quincy, California - ©2023

EXHIBIT 4

EXHIBIT 5

Land Use Protection Measures:

1. Maintain recreation and residential uses.
2. Prohibit off-premise advertising signs.
3. Utilize density transfer where possible to enhance natural shoreline appearance.

JOHNSON FIELDS-NORTH CAUSEWAY

Features that Qualify Johnson Fields and the North Causeway Areas for Scenic Designation:

1. Important scenic qualities which attract tourists:
 - A. The highway elevation of the causeway provides unique near and distant views of horses and cattle grazing on lush, green meadowland with a background of forested mountain slopes.
 - B. Existing old structures, such as the barn located in Johnson Fields, contribute to the attractive rural character near the townsite of Chester.
 - C. The floodplain and meadowland provide a habitat for a variety of waterfowl, particularly Canada Geese.
 - D. The absence of off-premise advertising signs and commercial uses contributes to the rural pastoral setting around Chester and provides a relaxing change of character for people who live in more densely populated areas.
2. Visual aspects important to the maintenance of rural character:
 - A. Johnson Fields and the North Causeway area presents a pastoral setting of old weathered barns, corrals, fencing, grazing cattle, and horses.
 - B. The absence of commercial activities and off-premise advertising signs contributes to the rural character and open space feeling near the townsite of Chester.

Land Use Protection Measures:

1. Maintain agricultural uses.
2. Encourage the nomination of barns which may qualify for State historic landmark designation or for the National Register of Historic Places.
3. Utilize density transfer to maintain existing pastureland open space.
4. Prohibit off-premise advertising signs.

FEATHER RIVER CANYON

Features that qualify Feather River Canyon for scenic designation:

1. Important scenic qualities which attract tourists:
 - A. Reduced canyon highway speeds and highway elevation enhance the visual dominance of the Feather River and its surrounding steep rocky scarps.
 - B. The flow of the river varies from pools and eddies to rapids and falls. Views of turbulent flows are common.
 - C. Riverside vegetation consisting of oak, conifer, grasses, dogwood, willows, and colorful wildflowers contrast with the rocks, slides, and peaks of the canyon.
 - D. Rural residential uses consisting of woodframe houses, sheds, small farm animals, and old apple orchards are scattered along the old floodplains and alluvial fans of the canyon.
 - E. Old resorts which once thrived upon the passenger railroad business still remain and offer an interesting historical insight to the tourist.

Standards for Land Development:

1. Locate transmission and distribution lines where they may be concealed by vegetation or topographical features.
2. On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.

Standards for Land Development:

1. Locate transmission and distribution lines where they may be concealed by vegetation or topographical features.
2. On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.

Land Use Protection Measures:

1. Maintain agricultural, resource production, and rural residential uses.
2. Utilize density transfer to maintain the open space values of Humbug Valley and to locate rural residential densities away from scenic areas.
3. Prohibit off-premise advertising signs.

KEEFER RANCH MEADOWS**Features that Qualify Keefer Ranch Meadows for Scenic Designation:**

1. Visual aspects important to the maintenance of rural character:
 - A. Keefer Ranch Meadows provides an expanse of pastureland, fenced by split rail or barbed wire fences for containing large numbers of cattle.
 - B. The existing old structures designed and built for agricultural uses contribute to the rural character of Keefer Ranch Meadows, specifically barns, corrals, and outbuildings.
2. Representative samples of historical lifestyles important to Keefer Ranch Meadows:
 - A. Old Victorian houses constructed from local materials are located at the meadow's edge and reflect the self-sufficiency of early Plumas County families.
 - B. Barns and out-buildings representing the agricultural needs and practices still remain within homestead locations.
3. Important scenic qualities which attract tourists:
 - A. The pastoral setting of old residences, barns, and grazing cattle provides a focus on local ranch history and early transportation routes which may be of particular interest to passersby.
 - B. The absence of off-premise advertising signs and commercial uses contributes to the rural historical feeling of Keefer Ranch Meadows and provides a relaxing change of character for people who live in more densely populated areas.

Standards for Land Development:

1. Locate transmission and utility lines where they may be concealed by vegetation or topographical features.
2. Encourage the nomination of ranch homesites and barns which may qualify for State historic landmark designation or for the National Register of Historic Places.
3. On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.

Land Use Protection Measures:

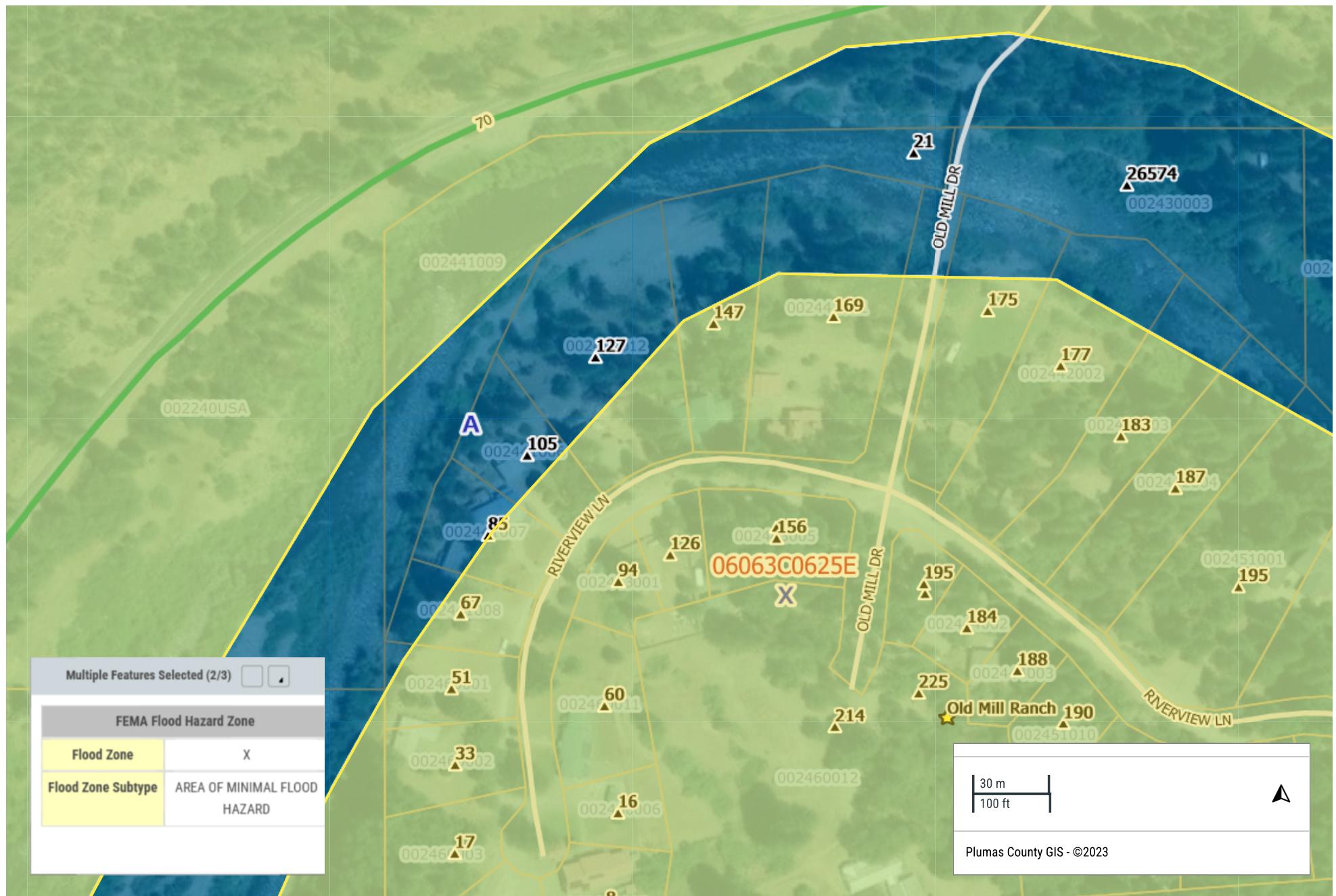
1. Maintain agricultural, resource production, and rural residential uses.
2. Utilize density transfer to maintain the open space values of Keefer Ranch Meadows and to locate rural residential densities away from scenic areas.
3. Prohibit off-premise advertising signs.

LAKE ALMANOR**Features that Qualify Lake Almanor for Scenic Designation:**

1. Important scenic qualities which attract tourists:
 - A. The absence of off-premise advertising signs serves to enhance the near and distant views of Lake Almanor.
 - B. Lake Almanor provides unlimited combinations of contrasting colors, textures, sky reflections, and distant views of Mt. Lassen.
 - C. Absence of prominent encroachments into the lakeside environment promotes a natural shoreline appearance.

Standards for Land Development:

1. Locate transmission and distribution lines where they may be concealed by vegetation or topographical features.
2. Control the amount and number of landfill projects within the lakeshore area, to specifically include boat ramps and breakwaters.
3. On-premise signs shall not exceed 6 square feet maximum for residential uses and 100 square feet maximum area for commercial uses.





RE: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly

From Hasse, Evan <EvanHasse@countyofplumas.com>

Date Tue 10/21/2025 9:46 AM

To Harmon, Amanda <amandaharmon@countyofplumas.com>

Hi Amanda,

No comments for this one.

Evan Hasse
530.616.5102
530.283.6209 Office

Confidentiality: This message is intended for the sole use of the individual or entity to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this communication in error, please notify the sender immediately

From: Harmon, Amanda <amandaharmon@countyofplumas.com>

Sent: Tuesday, October 21, 2025 9:02 AM

Cc: Evans, Tim <TimEvans@countyofplumas.com>

Subject: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly

Good morning,

The Planning Department received a Special Use Permit application from Feather River Canyon Community Services District for a "Place of Assembly" use on the property located at 126 Riverview Lane, Twain; APN 002-443-002-000; T25N/R8E/Sec.22, MDB&M. The parcel is zoned Secondary Suburban ("S-3") with a Special Plan - Scenic Area ("SP-ScA") combining zone.

Attached is information on this project. The Planning Department is reviewing this project to determine if the application is complete and if the project may have a significant effect on the environment.

The Planning Department would appreciate any suggestions as to how the project might be modified to reduce or avoid any significant effects. The department would also appreciate any recommendations you can make regarding approval or conditions of approval. Please be as specific as you can.

If you have no comment on this project, please respond by replying to this memorandum with a "no comment" statement.

Please respond by November 20, 2025, whether you have a comment or not. If you intend to respond but cannot do so by November 20, 2025, please call (530) 283-6213.



RE: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly

From Grah, Kathy M@DOT <kathy.grah@dot.ca.gov>

Date Tue 10/21/2025 10:13 AM

To Harmon, Amanda <amandaharmon@countyofplumas.com>

Cc Evans, Tim <TimEvans@countyofplumas.com>

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Good morning Amanda.

NO comments from Caltrans.

Thank you
Kathy Grah

Kathy Grah
Senior Transportation Planner
Regional Planning/Local Development Review
Caltrans District 2-Redding
1657 Riverside Drive, Redding, CA 96001 MS 7
5307823152 work cell

From: Harmon, Amanda <amandaharmon@countyofplumas.com>
Sent: Tuesday, October 21, 2025 9:02 AM
Cc: Evans, Tim <TimEvans@countyofplumas.com>
Subject: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly

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Good morning,

The Planning Department received a Special Use Permit application from Feather River Canyon Community Services District for a "Place of Assembly" use on the property located at 126 Riverview



Outlook

EXHIBIT 9

RE: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly

From Houser, Ivan@CALFIRE <Ivan.Houser@fire.ca.gov>

Date Tue 10/21/2025 11:13 AM

To Harmon, Amanda <amandaharmon@countyofplumas.com>

Cc Hansen, Erik@CALFIRE <erik.hansen@fire.ca.gov>

CAUTION: This email originated from OUTSIDE THE ORGANIZATION. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Amanda, I left you a voice message. Comments from the CAL FIRE Resource Management program are as follows: It does appear that the project will include new construction. That being the case, the planning department attached parcel map and imagery clearly shows that the parcels have commercial conifers present. The applicant and / or landowner will be required to obtain a Timber Harvest Plan for conversion to non-timberland for the purposes specific to development. This is required to be in place and approved by CAL FIRE, before any tree removal work can begin. For those parcels where a project is less than three acres in size, a one-time minor conversion exemption is allowed but still requires a Registered Professional Forester prepare the harvest document and a Licensed Timber Operator is required to do the work. Specific requirements and limitations may be applicable where a project lies within proximity to a stream zone, has archaeological or historic resources present or wildlife, fisheries or botanical resource concerns.

Thank you for the opportunity to comment.

Ivan.
530-310-2294

Ivan Houser
CAL FIRE

From: Harmon, Amanda <amandaharmon@countyofplumas.com>

Sent: Tuesday, October 21, 2025 9:02 AM

Cc: Evans, Tim <TimEvans@countyofplumas.com>

Subject: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly

Good morning,

The Planning Department received a Special Use Permit application from Feather River Canyon Community Services District for a "Place of Assembly" use on the property located at 126 Riverview Lane, Twain; APN 002-443-002-000; T25N/R8E/Sec.22, MDB&M. The parcel is zoned Secondary Suburban ("S-3") with a Special Plan - Scenic Area ("SP-ScA") combining zone.

Attached is information on this project. The Planning Department is reviewing this project to determine if the application is complete and if the project may have a significant effect on the environment.

The Planning Department would appreciate any suggestions as to how the project might be modified to reduce or avoid any significant effects. The department would also appreciate any recommendations you

EXHIBIT 10

126 Riverview Lane, Twain



126 Riverview Lane, Twain – Taken 12.11.2025 by Amanda Harmon, Assistant Planner

EXHIBIT 11



Outlook

RE: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly - Env Health Response

From Robinette, Rob <RobRobinette@countyofplumas.com>

Date Thu 11/20/2025 3:34 PM

To Harmon, Amanda <amandaharmon@countyofplumas.com>

Cc Evans, Tim <TimEvans@countyofplumas.com>; Ferguson, Tracey <TraceyFerguson@countyofplumas.com>; Eck, Dennis <denniseck@countyofplumas.com>



Feather River Canyon Community Services District U 8-25 26-01 Env Response.pdf; Building Plans.pdf; Re: Special Use Permit Application - Feather River Canyon CSD - U 8-25/26/01; U 8-25.26-01 - Application with Revised Site Plan.pdf;

Amanda...

The Env Health response from 28Oct25 is attached.

Thanks

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From: Robinette, Rob

Sent: Tuesday, October 28, 2025 2:52 PM

To: Harmon, Amanda <amandaharmon@countyofplumas.com>

Cc: Ken Roper <krabuild@att.net>; Stella & Jerry Sanchez <giantsanfranfan@yahoo.com>; Gregory Hinds <greg@hindsengineering.com>

Subject: RE: Special Use Permit Application - Feather River Canyon CSD - U 8-25/26/01

Importance: Low

Amanda...

The project proponent has not provided the required engineered septic system design per the attached Environmental Health response.

Unfortunately, this application remains incomplete.

Thank you...

EXHIBIT 11

Rob Robinette, Director
Plumas County Environmental Health
270 County Hospital Road
Courthouse Annex Room 127
Quincy, CA 95971
Talk: (530) 283-6355 (Front Office)
(530) 283-6593 (Direct)
Fax: (530) 283-6241
Email: robrobinette@countyofplumas.com

From: Harmon, Amanda <amandaharmon@countyofplumas.com>
Sent: Thursday, November 20, 2025 3:20 PM
Cc: Evans, Tim <TimEvans@countyofplumas.com>
Subject: Re: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly

Good afternoon,

The review period for this project ends today, 11/20/2025.

If you wish to comment, please respond to this email as soon as possible.

If you have already submitted agency comments, please disregard this email.

Sincerely,
Amanda Harmon
Assistant Planner



Plumas County Planning Department
P: (530) 283-6213
amandaharmon@countyofplumas.com

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From: Harmon, Amanda
Sent: Tuesday, October 21, 2025 9:01 AM
Cc: Evans, Tim <TimEvans@countyofplumas.com>
Subject: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly

Good morning,

The Planning Department received a Special Use Permit application from Feather River Canyon Community Services District for a "Place of Assembly" use on the property located at 126 Riverview



Plumas County Environmental Health

270 County Hospital Road, Ste. 127, Quincy CA 95971

Phone: (530) 283-6355 ~ Fax: (530) 283-6241

EXHIBIT 11

DATE: October 21, 2025

TO: Amanda Harmon, Assistant Planner
Plumas County Planning & Building Services

RE: Feather River Canyon Community Services District - Place of Assembly U 8-25/26-01
APN: 002-443-002-000; T25N/R8E/Sec.22, MDB&M

This is to notify you that this Department:

- APPROVES
- APPROVES SUBJECT TO:
- CANNOT APPROVE DUE TO THE FOLLOWING:
- FINDS THE APPLICATION INCOMPLETE DUE TO:

The proponent's submission does not provide information as to water supply and sewage disposal for the proposed project. The proponents are requested to provide an engineered design document with a corresponding detailed site plan that shows compliance with Plumas County Code (PCC), Title 6, "Sewage Disposal" and PCC, Title 9 "Water Supply Systems".

Sincerely,

A blue ink signature of the name "Rob Robinette".

Rob Robinette, Director



**PLUMAS COUNTY
ENVIRONMENTAL HEALTH**
270 County Hospital Rd. Ste. 127
Quincy CA 95971
530-283-6355

Owner: Sanchez-FRCCSD

Mailing Address:

P. O. Box 141

Twain, CA 95984

Contractor: Dickens Drilling

Mailing Address:

189 Danny Court

Quincy, CA 95971

Job Site Address:

126 Riverview Ln.

Twain

Description of Work: Destruction of 1 Well

Type Of Permit: WELL DESTRUCTION

No. of Wells: 1

Permit No: 25-121525-D

Permit Expires : 12/15/26

Home Phone: (530) 927-8766

Bus. Phone:

FAX No:

Bus. Phone: (530) 283-4844

FAX No:

Parcel No: 002-443-002

THIS PERMIT AUTHORIZES THE DESTRUCTION OF A WATER WELL

Installation Detail:

Cap Depth: ft
 Material: Cement based
 No. of Wells: 1

Standard Destruction Instructions:

1. Soil Back Fill Well and install concrete cap +/- 2 Feet.

Inspection of Work Instructions:

1. Before sealing the well, contact Environmental Health to schedule an inspection. Twenty- four (24) hour notice is REQUIRED.

PLUMAS COUNTY ENVIRONMENTAL HEALTH

By: 
 Date: 12/16/2025



RE: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly - Env Health Response

From Robinette, Rob <RobRobinette@countyofplumas.com>

Date Tue 12/9/2025 3:30 PM

To Harmon, Amanda <amandaharmon@countyofplumas.com>

Cc Evans, Tim <TimEvans@countyofplumas.com>; Ferguson, Tracey <TraceyFerguson@countyofplumas.com>; Eck, Dennis <denniseck@countyofplumas.com>; Sanders, Pat <PatSanders@countyofplumas.com>; Jerry Sanchez <giantsanfranfan@yahoo.com>; Lori Dodge <lorigodge@gmail.com>

Amanda...

Pat Sanders from our staff conducted the septic system site inspection today and found that the existing water well on the parcel that is too close to the proposed septic system leachfield (less than 100 ft separation). I spoke with Mr. Sanchez at the FRCCSD about the well. He said that a request has already been made to a well drilling company to destroy the well.

Environmental Health will issue the septic installation permit with the following stipulations - final approval of the septic system will be delayed until:

1. The well is destroyed by a licensed C-57 well contractor under permit issued by Environmental Health, and
2. The designing engineer issues a wet-stamped letter of conformance stating that the septic system was installed according to their design.

Please advise.

Thanks

Rob Robinette, Director
Plumas County Environmental Health
270 County Hospital Road
Courthouse Annex Room 127
Quincy, CA 95971
Talk: (530) 283-6355 (Front Office)
 (530) 283-6593 (Direct)
Fax: (530) 283-6241
Email: robrobinette@countyofplumas.com

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From: Robinette, Rob

Sent: Tuesday, December 9, 2025 11:17 AM

To: Harmon, Amanda <amandaharmon@countyofplumas.com>

Cc: Evans, Tim <TimEvans@countyofplumas.com>; Ferguson, Tracey <TraceyFerguson@countyofplumas.com>; Eck, Dennis <denniseck@countyofplumas.com>; Sanders, Pat <PatSanders@countyofplumas.com>

Subject: RE: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly -

Env Health Response

Importance: Low

Amanda...

The Feather River Canyon CSD submitted a septic system permit application for a commercial facility which requires an engineered septic system.

There was a delay with engineering contractor which caused a corresponding delay Environmental Health review of the septic plan.

A revised septic system installation plan was received yesterday.

Env Health staff is scheduled to conduct the required site verification visit today.

If all checks out, the septic permit should be approved for construction by the end of the day today.

The final inspection of the septic system will require the engineer to submit an as-built site plan with a letter of conformance before the building is certified for occupancy.

Thank you...

Rob Robinette, Director
Plumas County Environmental Health
270 County Hospital Road
Courthouse Annex Room 127
Quincy, CA 95971
Talk: (530) 283-6355 (Front Office)
 (530) 283-6593 (Direct)
Fax: (530) 283-6241
Email: robrobinette@countyofplumas.com

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From: Harmon, Amanda <amandaharmon@countyofplumas.com>

Sent: Tuesday, December 9, 2025 10:00 AM

To: Robinette, Rob <RobRobinette@countyofplumas.com>

Cc: Evans, Tim <TimEvans@countyofplumas.com>; Ferguson, Tracey <TraceyFerguson@countyofplumas.com>;

Eck, Dennis <denniseck@countyofplumas.com>

Subject: Re: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly - Env Health Response

Hi Rob,

I was informed the applicant submitted plans with an application for a septic permit yesterday.

Would this fulfill the Environmental Health requirements to consider this application complete?

We are hoping to work with the applicant to rectify any issues proactively so as not to impose additional conditions on the Special Use Permit.

Thank you,
Amanda Harmon
Assistant Planner



RE: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly

From Thorman, Rob <RobThorman@countyofplumas.com>
Date Tue 10/21/2025 12:10 PM
To Harmon, Amanda <amandaharmon@countyofplumas.com>

Hi Amanda,

Public Works has no comments on this special use permit.

Rob Thorman P.E.

Public Works Director
Phone: 530-283-6495
Email: RobThorman@countyofplumas.com
1834 E Main Street
Quincy, CA 95971
www.PlumasCounty.us

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From: Harmon, Amanda <amandaharmon@countyofplumas.com>
Sent: Tuesday, October 21, 2025 9:02 AM
Cc: Evans, Tim <TimEvans@countyofplumas.com>
Subject: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly

Good morning,

The Planning Department received a Special Use Permit application from Feather River Canyon Community Services District for a "Place of Assembly" use on the property located at 126 Riverview Lane, Twain; APN 002-443-002-000; T25N/R8E/Sec.22, MDB&M. The parcel is zoned Secondary Suburban ("S-3") with a Special Plan - Scenic Area ("SP-ScA") combining zone.

Attached is information on this project. The Planning Department is reviewing this project to determine if the application is complete and if the project may have a significant effect on the environment.

The Planning Department would appreciate any suggestions as to how the project might be modified to reduce or avoid any significant effects. The department would also appreciate any recommendations you can make regarding approval or conditions of approval. Please be as specific as you can.

If you have no comment on this project, please respond by replying to this memorandum with a "no comment" statement.



CEQA Comment Letter U 8-2526-01 Feather River Canyon Community Services Districts - Place of Assembly Project

From Behnke, Debbie<Debbie.Behnke@Waterboards.ca.gov>

Date Wed 10/22/2025 3:22 PM

To Evans, Tim <TimEvans@countyofplumas.com>

Cc Harmon, Amanda <amandaharmon@countyofplumas.com>; Coster, Lynn@Waterboards <Lynn.Coster@Waterboards.ca.gov>; Ferguson, Jerred@Waterboards <Jerred.Ferguson@Waterboards.ca.gov>

1 attachment (333 KB)

CEQA Comment Letter U 8-2526-01 Feather River Canyon Community Services Districts - Place of Assembly Project.pdf;

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Hello,

Please find the attached document dated 10/22/2025. Should those receiving this correspondence have any questions, please contact Jerred Ferguson at Jerred.Ferguson@waterboards.ca.gov or (530) 224-4784.

Thank you,

Debbie Behnke

Seasonal Clerk

R5 CENTRAL VALLEY - REDDING
R5 Stormwater, WQ Certs, ILRP, Watershed Permitting & Enf

Email: Debbie.Behnke@Waterboards.ca.gov
Phone: +1 (530) 224-4243

Regional Water Quality Control Boards
364 Knollcrest Drive, Suite 205, Redding CA 96002
Website: www.waterboards.ca.gov

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EXHIBIT 15



Central Valley Regional Water Quality Control Board

22 October 2025

Amanda Harmon
Plumas County Planning & Building Services
555 Main Street
Quincy, CA 95971

COMMENTS ON THE SPECIAL USE PERMIT APPLICATION FOR THE U 8-25/26-01 FEATHER RIVER CANYON COMMUNITY SERVICES DISTRICT - PLACE OF ASSEMBLY PROJECT, APN 002-443-002-000, TWAIN, PLUMAS COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 21 October 2025, we received your request for comments on Special Use Permit application for the U 8-25/26-01 Feather River Canyon Community Services Districts - Place of Assembly Project (Project).

The proposed project consists of a 10,000 sq. ft. building, a 500 sq. ft. carport for storing equipment, and a solar array. The Project site is located at 126 Riverview Lane, Twain, CA 95984.

Based on our review of the information submitted for the proposed project, we have the following comments:

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website [NPDES 2022 Construction Stormwater General Permit | California State Water Resources Control Board](https://www.waterrboards.ca.gov/water_issues/programs/stormwater/construction/general_permit_reissuance.html)

(https://www.waterrboards.ca.gov/water_issues/programs/stormwater/construction/general_permit_reissuance.html).

U 8-25/26-01

- 2 -

22 October 2025

Feather River Canyon Community Services Districts - Place of Assembly Project

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at Jerred.Ferguson@waterboards.ca.gov.

Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: mr



RE: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly

From Yolton Jr, John J@DOT <john.yolton@dot.ca.gov>

Date Wed 10/22/2025 11:03 AM

To Harmon, Amanda <amandaharmon@countyofplumas.com>

CAUTION: This email originated from OUTSIDE THE ORGANIZATION. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Amanda,

As the parcel in question is not adjacent to the State right-of-way and the property is accessed from the highway by an authorized county road connection, there are no concerns or requirements regarding a Caltrans Encroachment Permit for the property directly. Any signs placed on the State right-of-way will require an encroachment permit. Any signs placed outside of the state right-of-way that are visible from the highway may be subject to licensing and permitting with the Outdoor Advertising branch of Caltrans.

Kind regards,

John Yolton, PE
Permits Field Engineer/Inspector
Plumas, Tehama & So. Lassen
D2 Encroachment Permits
(530) 215-8549

[Encroachment Permits Website](#) – info & forms

[Email D2 Encroachment Permits](#)

Permits Hotline: (530) 225-3400

From: Harmon, Amanda <amandaharmon@countyofplumas.com>

Sent: Tuesday, October 21, 2025 9:02 AM

Cc: Evans, Tim <TimEvans@countyofplumas.com>

Subject: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly

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Good morning,



Outlook

Re: Agency Review U 8-25/26-01 Feather River Canyon Community Services District - Place of Assembly

From Walton, Joe@CALFIRE <Joe.Walton@fire.ca.gov>

Date Thu 11/20/2025 5:45 PM

To Harmon, Amanda <amandaharmon@countyofplumas.com>

Cc Hansen, Erik@CALFIRE <erik.hansen@fire.ca.gov>

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For CAL FIRE's response:

No comment.

Please follow PRC 4290 and PRC 4291.

We can provide a more formal response on letterhead if needed, but at this time we have no comment.

Sent from my iPhone

On Nov 20, 2025, at 3:19 PM, Harmon, Amanda <amandaharmon@countyofplumas.com> wrote:

Good afternoon,

The review period for this project ends today, 11/20/2025.

If you wish to comment, please respond to this email as soon as possible.

If you have already submitted agency comments, please disregard this email.

Sincerely,

EXHIBIT 18
PROPOSED CONDITIONS OF APPROVAL
SPECIAL USE PERMIT
FEATHER RIVER CANYON COMMUNITY SERVICES DISTRICT
PLACE OF ASSEMBLY
U 8-25/26-01

PLUMAS COUNTY PLANNING DEPARTMENT

1. The operation of the proposed project is approved for a Place of Assembly use (Plumas County Code 9-2.1602(b)(1)) within the Secondary Suburban (S-3) zone in conformance with the application and project site plan submitted on August 5, 2025.
2. Within 18 months of January 14, 2025 (July 14, 2027), necessary building permits for the installation, construction, and demolition of structures shall be obtained from the Plumas County Building Department.
3. Necessary permits for securing water services on the parcel shall be obtained from Feather River Canyon Community Services District.
4. The applicant shall adhere to the covenants, conditions, and restrictions (CC&Rs) of the Old Mill Ranch subdivision.
5. The applicant shall adhere to the standards for land development and the land use protection measures as described in the Feather River Canyon Scenic Area standards.
6. All construction activities shall occur between the hours of 7 a.m. and 7 p.m., Monday through Friday and 8 a.m. and 5 p.m. on weekends or on federally recognized holidays in compliance with General Plan Policy 3.1.4 *Construction Noise*.
7. The applicant shall ensure that four (4) standard parking spaces, including one (1) Americans with Disabilities Act (ADA) compliant parking space, are available for use during meetings of the Feather River Canyon Community Services District.
8. Any violation of any of the conditions of approval of the special use permit shall be punishable as set forth in Article 12, Administration and Enforcement, of Chapter 2, Zoning, of Title 9, Planning and Zoning, of the Plumas County Code.
9. The special use permit is to be signed by the applicant/property owner and returned to the Planning Department within forty (40) days of the date of approval or the permit will be voided.

PLUMAS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

10. Within 12 months of December 15, 2025 (December 15, 2026) and prior to installing a septic system, deconstruct the existing water well on the parcel in conformance with Environmental Health Permit #25-121525.
11. Necessary building permits for the installation and construction of a septic system shall be obtained from the Plumas County Environmental Health Department.

CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CAL FIRE)

12. A Timber Harvest Plan or Less Than 3-Acre Conversion Exemption shall be obtained from the California Department of Forestry and Fire Protection (CalFire) prior to the removal of any commercial conifers present on the parcel.