



PLANNING COMMISSION STAFF REPORT

TO: Honorable Planning Commissioners

FROM: Tracey Ferguson, Planning Director *(T.F.)*

MEETING DATE: November 20, 2025

SUBJECT: Public Hearing for Papanos General Plan Amendment and Zone Change
(GPA 3-23/24-01)

OWNER/APPLICANT: William and Doreen Papanos

PROJECT LOCATION: 24158 Highway 70, Twain, Unincorporated Plumas County, CA;
Assessor Parcel Number (APN) 002-410-018-000;
Township 25 North/Range 8 East/Section 17, MDM

PLANNING AREA: No Planning Area

GENERAL PLAN LAND USE

DESIGNATION: Mining Resource

PRIMARY ZONING: Mining (M)

COMBINING ZONE(S): Special Plan Scenic Road (SP-ScR) and Special Plan Scenic Area (SP-ScA)

FEMA FIRM Zone "X" outside 100- and 500- year floodplains and Zone "A"
No base flood elevation determined (Exhibit 5)

PARCEL SIZE: 4.27 acres

SEWAGE: Individual Septic

WATER: Individual Well

ELECTRICITY: Pacific Gas & Electric Company

FIRE PROTECTION: No Structural Fire Protection District

**SUPERVISORIAL
DISTRICT:** District 2 – Supervisor Kevin Goss

BACKGROUND:

The proposed project is a General Plan Amendment and Zone Change application (Exhibit 1) of the property located at 24158 Highway 70, Twain, (Exhibit 2). The property owner and applicant are William and Doreen Papanos. The General Plan land use designation of the parcel is “Mining Resource” (Exhibit 3) and the primary zoning district is “M” (Mining) (Exhibit 4).

The purpose of the General Plan Amendment and Zone Change is to modify the Plumas County 2035 General Plan land use designation of “Mining Resource” and primary zoning district “M” (Mining) to a “Resort and Recreation” General Plan land use designation with a “Rec-P” (Prime Recreation) primary zoning district, while retaining the “SP-ScR” (Special Plan Scenic Road – Highway 70) and the “SP-ScA” (Special Plan Scenic Area – Feather River Canyon) combining zones.

The Feather River Canyon Scenic Area has the following land use protection measures (Exhibit 21):

1. *Maintain agricultural, resources 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 premises signs.*

The County Assessor’s Office records show the subject parcel (APN 002-410-018-000) is currently vacant with no existing structures, and no building permits were found on record with the Building Department.

On November 8, 2024, Planning Department staff conducted a site visit, viewing the subject parcel from the Highway 70 right-of-way; and on June 20, 2025, Planning Department staff conducted a second site visit, with the property owner and applicant present, on the subject parcel.

MINING IN THE VICINITY OF THE SUBJECT PARCEL:

The subject property is located approximately 2.3 miles to the West of Grays Flat, where a mine (Twain Enterprises, CA Mine ID Number 91-32-0005) is currently located.

The subject property is surrounded by numerous mining claims as can be found on the Bureau of Land Management, some of which are directly to the south (Exhibit 6).

2035 GENERAL PLAN AND ZONING ANALYSIS:

The proposed project is a General Plan Amendment and Zone Change from the “Mining Resource” General Plan land use designation and “M” (Mining) primary zoning district to the “Resort and Recreation” General Plan land use designation and “Rec-P” (Prime Recreation) primary zoning district.

The “M” primary zoning district is defined in Plumas County Code Sec. 9-2.3401, Purpose, (Exhibit 17) as the following:

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

The “Rec-P” primary zoning district is defined in Plumas County Code Sec. 9-2.2301, Purpose, (Exhibit 18) as the following:

“The purpose of the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) is to provide for the development of prime recreation site with dwelling unit density compatible with the opportunity area in which the prime recreation site is located and to provide for multiple uses of prime recreation sites in a manner supportive of recreational uses.”

The 2035 Plumas County General Plan (Table 1-3. Land Use Designations and Permissible Densities) describes the purpose of the land use designation “Mining Resource” (Exhibit 22) to encourage the production and conservation of minerals, while preserving the values related to recreation, water resources, air quality, agriculture and timber resources, aesthetics and wildlife and fisheries habitat protection.

The 2035 Plumas County General Plan (Table 1-3. Land Use Designations and Permissible Densities) describes the purpose of the land use designation “Resort and Recreation” (Exhibit 23) to provide for multiple uses of recreation sites, for commerce in a manner supportive of recreational uses and to provide for open space and open space recreation uses. Examples include campgrounds and recreational vehicle parks, lodging facilities, recreation facilities and resorts, restaurants, marinas and boat services. Certain uses are limited and allowed in conjunction with and subordinate to a permitted recreational use. Examples include business offices, day care facilities, personal services and places of assembly.

The owner/applicant of the proposed project desires the “Resort and Recreation” General Plan land use designation and “Rec-P” (Prime Recreation) primary zoning district to allow for a Recreational Vehicle (RV) “Resorts” use, defined as “a lodging facility or campground with accessory services and recreation facilities” (Plumas County Code Sec. 9-2.280.4), which is permitted, by right, in the “Rec-P” zoning district pursuant to Sec. 9-2.2302(a), *Uses*, of Plumas County Code, Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20), as following:

Sec. 9-2.2302. - Uses (Rec).

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

- (1) Boat ramps, boat services, camp grounds, lodging facilities, marinas, postal services, recreation facilities, and resorts;*
- (2) When in conjunction with and subordinate to a use permitted in subsection (1) of this subsection, business offices, child day care homes, limited child day care homes, child daycare facilities, gas stations, health services, Laundromats™, personal services, places of assembly, limited recycling facilities, restaurants, retail stores, and taverns; and*
- (3) One dwelling unit, including additional quarters, or limited residential alcohol and drug recovery facility; and*
- (4) Accessory dwelling units as set forth in Article 45, Accessory Dwelling Units, of this chapter.*

2035 PLUMAS COUNTY GENERAL PLAN POLICY EVALUATION AND COMPLIANCE:

Plumas County Code, Title 9, Planning and Zoning specifies various zones and establishes certain standards and requirements for the purpose of allowing land uses and densities consistent with the 2035 Plumas County General Plan. The proposed Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) project application evaluation is focused on compliance with the 2035 General Plan, including applicable policies, in addition to local, regional, state, and federal regulatory standards and regulations.

The purpose of the General Plan Amendment and Zone Change is to modify the Plumas County 2035 General Plan land use designation of "Mining Resource" and primary zoning district "M" (Mining) to a "Resort and Recreation" General Plan land use designation with a "Rec-P" (Prime Recreation) primary zoning district.

Overall, when compared to the applicable policies of the Plumas County 2035 General Plan, the proposed project does not comply and is inconsistent with some of the policies.

POLICY	POLICY DESCRIPTION	COMPLIES	FINDINGS
NOISE ELEMENT			
Policy 3.1.6 Noise-Generating Land Uses	The County shall protect important agricultural, commercial, industrial and transportation uses from encroachment by noise sensitive land uses. Temporary and portable industrial operations such as wood processing and gravel recovery operations must be considered on an individual basis and should be located near existing resource extraction or timber harvesting areas.	No	<p>The surrounding parcels for no less than a total of 3.5 square miles (Exhibit 4) along Highway 70, in all directions to the subject parcel, have a General Plan land use designation of "Mining Resource" and a primary zoning district of "Mining."</p> <p>Amending the General Plan land use designation to "Resort and Recreation" and the primary zoning district to "Prime Recreation" would introduce new noise sensitive land uses (i.e., lodging facilities/hotels, schools, community care facilities, health services/hospital) in the 3.5 square mile mining resource production area that would cause encroachment and not protect mining as an important industrial use.</p>

POLICY	POLICY DESCRIPTION	COMPLIES	FINDINGS
ECONOMICS ELEMENT			
Policy 5.1.4 Discouragement of Non-Compatible Land Uses	The County shall protect the long-term economic viability of commercial, industrial, agricultural, timber and mineral resource lands by discouraging conversion and encroachment by non-compatible uses that adversely affect the sustainable uses of these lands.	No	The “Resort and Recreation” General Plan land use designation and “Prime Recreation” primary zoning district would convert mineral resource land and introduce encroachment by non-compatible uses (i.e., lodging facilities/hotels, schools, community care facilities, health services/hospital) to the surrounding 3.5-square mile mining resource production area thus not protecting the long-term economic viability of the area and potentially adversely affecting the sustainable uses of these lands.
Policy 5.1.5 Aggregate Mining Resources	The County shall support the continued operation of existing aggregate mining activities within the County as well as new aggregate mining in appropriate areas to meet the long-range construction needs of the region while meeting health and safety standards and all local, State and Federal environmental regulations.	Yes	The “Resort and Recreation” General Plan land use designation and “Prime Recreation” primary zoning district allows uses (i.e., lodging facilities/hotels, schools, community care facilities, health services/hospital) that would likely not support the continued and new operation of aggregate mining activities; however, the “Prime Recreation” primary zoning district permits the “Mining” use subject to the issuance of a discretionary special use permit.

POLICY	POLICY DESCRIPTION	COMPLIES	FINDINGS
Policy 5.1.7 Retention and Expansion of Existing Businesses	<p>The County shall encourage the retention and expansion of existing businesses in important economic export sectors, including forestry, forest products manufacturing and other types of manufacturing, agricultural goods and services, mining, tourism, retail businesses, energy resources, education and health care. This includes activities occurring on public as well as private lands within the County.</p>	Yes	<p>Pursuant to Sec. 9-2.2302. – Uses, the proposed zoning district “Rec-P” allows mining as a use subject to the issuance of a special use permit.</p> <p>There is no existing mining operation on the parcel; however, changing the zoning district from Mining “M” to Prime Recreation “Rec-P” would cause mining to be a discretionary use, which introduces an additional requirement for the mining use on the parcel; although mining would be still permitted, subject to the issuance of a special use permit.</p>
Policy 5.1.8 Attracting New Businesses	<p>As part of an overall economic development strategy, the County shall strive to attract new businesses and pursue new economic opportunities. In these efforts, the County shall strategically collaborate with the City of Portola and both Sierra and Lassen Counties to develop economic opportunities and market the larger region</p>	Yes	<p>“Resort and Recreation” General Plan land use designation and Prime Recreation “Rec-P” zoning district would allow uses that can attract new economic opportunities.</p> <p>The proposed use for the parcel is a “Resort” use, or what could be a lodging facility or camp ground with accessory services and recreation facilities. A new Resort business can attract tourism and help create economic growth and opportunities.</p>

POLICY	POLICY DESCRIPTION	COMPLIES	FINDINGS
Policy 5.2.1 Support of Tourism Development	The County shall strive to support year-round tourism development where it is compatible with the ongoing viability of the County's other sustainable industries, such as agriculture and timber.	No	"Resort and Recreation" General Plan land use designation and Prime Recreation "Rec-P" zoning district would allow uses that support year-round tourism development; however, the General Plan land use designation of "Resort and Recreation" would convert mineral resource land that have "Mining Resources" General Plan designations and introduce encroachment by non-compatible uses (i.e., lodging facilities/hotels, schools, community care facilities, health services/hospital) to the surrounding 3.5-square mile mining resource production area, thereby compromising the ongoing viability of a sustainable mining industry.
Policy 5.2.2 Marketing Plumas County as a Tourism Destination	The County shall strive to support projects and activities that help to increase Plumas County's visibility and appeal as a visitor destination, including projects undertaken by private tourism providers.	Yes	"Resort and Recreation" General Plan land use designation and Prime Recreation "Rec-P" zoning district—with a proposed private tourism provider "Resort" use project, or what could be a lodging facility or camp ground with accessory services and recreation facilities—would increase Plumas County's visibility and appeal as a visitor destination.
Policy 5.2.3 Development of Plumas County as a Recreation Destination	The County shall support projects and activities that help to enhance Plumas County's appeal as a recreation destination.	Yes	"Resort and Recreation" General Plan land use designation and Prime Recreation "Rec-P" zoning district—with a proposed private tourism provider "Resort" use project, or what could be a lodging facility or camp ground with accessory services and recreation facilities—would enhance the County's appeal as a recreation destination.

POLICY	POLICY DESCRIPTION	COMPLIES	FINDINGS
CONSERVATION AND OPEN SPACE ELEMENT			
Policy 7.4.2 Mining Resource Production Areas	The County shall identify “mining resource production areas.” These are defined as those areas where accessibility, surrounding land uses, and environmental setting will permit extraction of materials without major adverse environmental impacts. Mining resource production areas include geothermal resources. Visual impacts of the operation and proximity to residential and recreational areas will be a consideration in identifying mining resource production areas. Extraction of mineral resources, including geothermal resources and hydraulic forces of water, shall not necessarily be limited to mining resource production areas.	No	The “Resort and Recreation” General Plan land use designation and “Prime Recreation” “Rec-P” zoning district would convert a 4.27 acre parcel within a mining resource production area and introduce visual impacts and proximity to non-compatible surrounding residential and recreational land uses, such as camp grounds, lodging facilities, recreation facilities, resorts, business offices, restaurants, taverns, dwelling unit, and accessory dwelling units allowed pursuant to the Prime Recreation “Rec-P” zoning district.
Policy 7.4.4 Mineral Resource Preservation	The County shall preserve future use areas with potentially important mineral resources by limiting residential or other uses that are considered incompatible with mining operations.	No	The “Resort and Recreation” General Plan land use designation would convert a 4.27 acre parcel within a mining resource production area to the Prime Recreation “Rec-P” zoning district and introduce non-compatible surrounding residential or other uses to the surrounding 3.5-square mile mining resource production area thereby not preserving future use areas with potentially important mineral resources.

POLICY	POLICY DESCRIPTION	COMPLIES	FINDINGS
Policy 7.4.7 Location and Maintenance of Resource Transportation Routes	<p>The County shall require new mineral resource transportation routes to avoid incompatible areas such as landslides, highly erodible soils, residential areas, recreation areas, and schools.</p>	No	<p>The proposed use for the parcel is a “Resort” use, or what could be a lodging facility or camp ground (RV Park) with accessory services and recreation facilities. The subject 4.27-acre parcel ingress/egress is Highway 70. The transport route for the surrounding 3.5-square mile mining resource production area is Highway 70, which is the only corridor that many of the surrounding mining resource production area parcels use as access. Due to the number of surrounding parcels that have a primary zoning district of Mining (“M”), it would be logically impossible to have the transport routes of the existing mining uses avoid the incompatible use of “recreation areas” should the parcel be converted to the “Resort and Recreation” General Plan land use designation and “Prime Recreation” “Rec-P” zoning district.</p>
Policy 7.6.3 Scenic Roadway Protection	<p>The County shall protect the scenic quality of roadways for the enjoyment of natural and scenic resources, landmarks, or points of historic and cultural interest.</p>	Yes	<p>“Resort and Recreation” General Plan land use designation and Prime Recreation “Rec-P” zoning district—with a proposed “Resort” use project, or what could be a lodging facility or camp ground with accessory services and recreation facilities—would trigger a review upon submittal of a building permit to review and enforce the Feather River Canyon Scenic Area (“SP-ScA”) and Highway 70 Special Plan Scenic Road (“SP-ScR”) thereby protecting the scenic quality of Highway 70 for the enjoyment of natural and scenic resources.</p>

POLICY	POLICY DESCRIPTION	COMPLIES	FINDINGS
Policy 7.7.4 Encourage Private Outdoor Recreation Opportunities	<p>The County shall encourage the development of recreational uses in areas where necessary facilities and services can be provided. The County shall permit recreational uses of all land, including appropriate support facilities, where the proposed use does not conflict with other identified uses or have the potential to cause negative environmental impacts.</p>	No	<p>Pursuant to the letter sent by Rob Robinette (Exhibit 11), Environmental Health Department Director, "the intended use of the parcel as a Recreational Vehicle Park might not be possible due the regulatory constraints of installing an on-site sewage disposal system, and a potable water system supplied by a drilled well, and their respective distribution systems."</p> <p>The "Resort and Recreation" General Plan land use designation and "Prime Recreation" "Rec-P" zoning district would convert a 4.27-acre parcel within a mining resource production area that would conflict with mining uses and have the potential to cause negative environmental impacts, such as for the purpose of an on-site sewage disposal system and potable water supply for any such use under the "Rec-P" zoning district, as may be required.</p>

PUBLIC COMMENTS RECEIVED:

Upon receipt of the General Plan Amendment and Zone Change application, on March 4, 2024 neighboring property owners within three hundred (300) feet of the proposed project were notified by mail of the application. No initial comments were received as a result of the notice of application.

As of the preparation of this staff report, no additional comments have been received.

PUBLIC HEARING NOTICE:

On October 24, 2025, the 20-day public hearing notice for the meeting of the Planning Commission to be held on November 20, 2025, was posted and sent to the neighboring property owners within three hundred (300) feet of the proposed project.

AGENCY COMMENTS RECEIVED:

Upon receipt of the complete General Plan Amendment and Zone Change application, the proposed project information was sent out to various agencies for review. During the 30-day review period, the comments received are listed below.

1. Plumas County Assessor's Office, received May 16, 2024 (Exhibit 7):

"The Assessor's office has "no comment" on this zoning change."

Comment noted.

2. California Department of Forestry and Fire Protection (CALFIRE), received June 7, 2024 (Exhibit 8):

Based on the current information provided, should development occur, all applicable sections of the current State Fire Safe Regulations found in Public Resource code 4290 shall be applied.

This request will be forwarded to the Unit Forester to review any environmental concerns.

Comment noted. Planning Department staff did not receive further comment from the Unit Forester.

3. CALTRANS, received June 13, 2024 (Exhibit 9):

I am still awaiting comments from Caltrans Traffic Operations department. We have had a bit of a surge the last month or so and they have had lots of work to do through. I was hoping for a response today but it might be tomorrow. Here are the comments I currently have:

1. *The property is located adjacent to bi-directional passing lanes. Highway improvements to allowing turning movements might be necessary.*
2. *A permitted commercial driveway will be required.*
3. *Tree removal may be necessary for sight distance.*

Comment noted. Should the General Plan Amendment and Zone Change be approved by the County Board of Supervisors, and a ministerial building permit be submitted to the Building Department for a Recreational Vehicle (RV) "Resorts" use, defined as "a lodging facility or campground with accessory services and recreation facilities" (Plumas County Code Sec. 9-2.280.4), which is permitted, by right, in the "Rec-P" zoning district, it would trigger a Caltrans encroachment permit process that would allow Caltrans to independently review the project and apply their requirements.

4. **CALTRANS, received June 14, 2024 (Exhibit 10):**

We received comments from our traffic operations late yesterday! Here are their comments:

VMT: Plumas County does not provide VMT guidance, and the OPR guidance does not address recreational facilities. Despite the lack of clear guidance, the OPR guidance does state that projects with less than 110 trips per day can be found exempt from VMT requirements. The application does not indicate the expected number of trips generated by the development. ITE Trip Generation guidance does not give full day volumes for this land use. Included is the ITE AM Peak chart which shows low expected volumes. Please provide a revised description of the amenity, services and an estimate of the number of RV spaces. Also provide the number of expected vehicle trips per day.

Operations/Safety: The proposed site access exists along a tangent section with passing opportunities in both directions. While this is not ideal from a safety and operations standpoint, it is not unprecedented. There is a similar driveway across the highway which appears to serve semi-trailers and construction equipment. There appears to be an approximately 15' x 350' widened shoulder in the EB direction which would serve as a deacceleration lane.

The two main safety/operation concerns are;

- 1. The westbound left turns into the site. I would expect the majority of vehicles to come from the east as there are more proximal services from this direction. While this will not likely create a queueing issue due to expected low volumes, there remains the potential for high-speed rear-end collision. Caltrans 2022 Census lists the ADT and peak hour for this section of SR 70 as 1,250 and 160 respectively. At these low volumes, the potential for collision/conflicts is low. No comments or conditions at this time, but please be aware that high volume trip generation at this site will not be acceptable with the current highway striping configuration.*
- 2. Ensuring there is sufficient storage space once off the highway for the largest expected vehicle to pull completely off the highway and shoulder. The existing distance from the fog line to the gate is about 50'. A 45' motor home pulling a boat would not have enough storage to safely pull off the highway from the WB direction. Please demonstrate how the largest vehicle will be accommodated (including when gates are locked)."*

Comment noted. Should the General Plan Amendment and Zone Change be approved by the County Board of Supervisors, and a ministerial building permit be submitted to the Building Department for a Recreational Vehicle (RV) "Resorts" use, defined as "a lodging facility or campground with accessory services and recreation facilities" (Plumas County Code Sec. 9-2.280.4), which is permitted, by right, in the "Rec-P" zoning district, it would trigger a Caltrans encroachment permit process that would allow Caltrans to independently review the project and apply their requirements.

5. **Plumas County Environmental Health Department, received May 16, 2024 (Exhibit 11):**

No comment for Zone and General Plan amendments.

Note to Applicant: Based upon the narrative provided with the application, it appears that the intended use of the parcel as a Recreational Vehicle Park might not be possible due the regulatory constraints of installing an on-site sewage disposal system, and a potable water system supplied by a drilled well, and their respective distribution systems. Some of the constraints are as follows:

- The physical narrowness of the parcel located between the river and the highway.*
- The flood plain designation covering portions of the parcel.*

- *The required setbacks of the leachfield area and 100% leachfield replacement area to the river, to any water wells, and to any easements.*
- *The unknown suitability of the ground as to depth and quality of soil, the soil absorption rate (percolation rate), and the depth to seasonal and year-round groundwater.*

Merging this parcel with the adjoining parcel or adjusting the lot line to increase the size of the subject parcel, or creating an easement onto the adjoining parcel, might provide enough suitable area for sewage disposal and the water system.

Environmental Health suggests contracting with a CA licensed Civil Engineer to conduct an evaluation of the project area and make written recommendations taking into consideration the requirements of Plumas County Code (PCC), Title 6, Chapter 6 "Sewage Disposal" and PCC, Title 6, Chapter 9 "Water Supply Systems". The PCC is available upon request.

Comment noted. Should the General Plan Amendment and Zone Change be approved by the County Board of Supervisors, and a ministerial campground permit be submitted to the Planning Department for a Recreational Vehicle (RV) "Resorts" use, defined as "a lodging facility or campground with accessory services and recreation facilities" (Plumas County Code Sec. 9-2.280.4), which is permitted, by right, in the "Rec-P" zoning district, it would trigger a review of the water supply system and sewage disposal permit(s) by the Environmental Health Department, which would allow Environmental Health to independently review the project and apply the requirements of Plumas County Code, Title 6 Sanitation and Health.

6. California Department of Fish and Wildlife, received May 23, 2024 (Exhibit 12):

The California Department of Fish and Wildlife (CDFW) received and reviewed the Request for Comments from the Plumas County Planning Department (County) for the Rio Plumas Recreational Vehicle (RV) Resort, LLC General Plan amendment (Project) pursuant the California Environmental Quality Act (CEQA) statute and guidelines.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, native plants, and their habitat. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may need to exercise its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Fish & G. Code, § 1802.) Similarly for purposes of CEQA, CDFW provides, as available, biological expertise during public agency environmental review efforts, focusing specifically on Projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under

the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The Project is located at 24158 Highway 70, Twain, CA 95984 in Plumas County.

The Project consists of an amendment to the County's General Plan to allow for the development of the Project. The amendment to the General Plan would rezone approximately 4.27 acres of property at the location described above from Mining Resource to Recreation zoning. This rezoning and potential amendment to the general plan may allow for the development of an RV resort. The request for comments does not include a description of how the RV resort would be developed or identify the quantity of RV sites that would be included in the development if approved.

At this time CDFW has no comments related to the requested rezoning of the parcel to accommodate establishing a Recreational Vehicle (RV) park. However, we have noted that the North Fork Feather River crosses the parcel in question. As such, CDFW would like to add the following comment related to any future uses for the property: If, at some time in the future, the project proponent proposes to carry out any type of activity, including, but not limited to, improving river access from the property, installing a crossing to allow for access to the other side of the river, or other activities which could impact the bed, bank, channel or flow of the river or its associated riparian zone then Fish and Game Code section 1602, as noted below, may apply to those planned activities and require Notification to CDFW.

Section 1602 of the Fish and Game Code requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following:

1. Substantially divert or obstruct the natural flow of any river, stream or lake;
2. Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or
3. Deposit debris, waste, or other materials where it may pass into any river, stream, or lake.

Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the

underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

Pursuant to Public Resources Code § 21092 and § 21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the proposed project. Written notifications shall be directed to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670 or emailed to R2CEQA@wildlife.ca.gov.

CDFW appreciates the opportunity to provide early comments on the Project and to assist the County in identifying and mitigating Project impacts on biological resources. CDFW personnel are available for consultation regarding biological resources and strategies to minimize impacts. Questions regarding this letter or further coordination should be directed to Robert Hosea, Environmental Scientist at (530) 708-1199 or robert.hosea@wildlife.ca.gov.

Comment noted. Should the General Plan Amendment and Zone Change be approved by the County Board of Supervisors, and a ministerial campground permit be submitted to the Planning Department for a Recreational Vehicle (RV) "Resorts" use, defined as "a lodging facility or campground with accessory services and recreation facilities" (Plumas County Code Sec. 9-2.280.4), which is permitted, by right, in the "Rec-P" zoning district, Planning Department staff would notify CDFW in writing, for comment, which would allow CDFW staff to independently review the project and apply their requirements.

7. Pacific Gas and Electric, received June 12, 2024 (Exhibit 13):

Thank you for providing PG&E the opportunity to review the proposed plans for GPA 3-23-24-01 dated 5/14/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

Comment noted.

8. Northern Sierra Air Quality Management District (NSAQMD), received May 14, 2024 (Exhibit 14):

Thank you, in that case for the zone change we have no comment. We will provide comments when notified of the campground permit. Thank you.

Comment noted. Should the General Plan Amendment and Zone Change be approved by the County Board of Supervisors, and a ministerial campground permit be submitted to the Planning Department for a Recreational Vehicle (RV) "Resorts" use, defined as "a lodging facility or campground with accessory services and recreation facilities" (Plumas County Code Sec. 9-2.280.4), which is permitted, by right, in the "Rec-P" zoning district, Planning Department staff would notify the NSAQMD in writing, for

comment, which would allow NSAQMD staff to independently review the project and apply their requirements.

9. Central Valley Regional Water Quality Control Board (Water Board), received May 14, 2024 (Exhibit 15):

The Central Valley Water Board does not have any specific comments for a zone change, but would likely have comments for the construction of a campground.

Comment noted. Should the General Plan Amendment and Zone Change be approved by the County Board of Supervisors, and a ministerial campground permit be submitted to the Planning Department for a Recreational Vehicle (RV) "Resorts" use, defined as "a lodging facility or campground with accessory services and recreation facilities" (Plumas County Code Sec. 9-2.280.4), which is permitted, by right, in the "Rec-P" zoning district, Planning Department staff would notify the Water Board in writing, for comment, which would allow Water Board staff to independently review the project and apply their requirements.

TRIBAL NOTICING (SENATE BILL 18):

On November 18, 2024, a Tribal consultation request form was sent to the Native American Heritage Commission referring the General Plan Amendment and Zone Change (GPA 3-23/24-01) as a project subject to Senate Bill 18. In return, a list of Tribes was provided by the Native American Heritage Commission on November 26, 2024, in an email. The Senate Bill 18 Tribal consultation request letters were sent on December 10, 2024, to the following eight (8) Tribes:

1. Berry Creek Rancheria of Maidu Indians
2. Estom Yumeka Maidu Tribe of the Enterprise Rancheria
3. Greenville Rancheria of Maidu Indians
4. Honey Lake Maidu
5. Mooretown Rancheria of Maidu Indians
6. Pakan'yani Maidu of Strawberry Valley Rancheria
7. Susanville Indian Rancheria
8. Washoe Tribe of Nevada and California

In addition to the letters, an email was sent to the eight (8) tribes listed above on November 26, 2024. On January 16, 2025 phone calls were made to each of the Tribes on the list as follow-up to the letters and emails sent.

On December 19, 2024, the Mooretown Rancheria of Maidu Indians respond in writing, stating they are "not aware of any cultural resources onsite. However, as the project progresses, if any new information or human remains are found, we do have a process to protect such important and sacred artifacts (especially near rivers or streams)." (Exhibit 16).

As of the preparation of this staff report, no additional Tribal correspondence has been received.

PROCEDURE:

After holding a properly noticed public hearing, the Planning Commission is charged with rendering a decision on the above matter in the form of a written recommendation (Exhibit 24 – Planning Commission Resolution Number P.C. 2025-02) to the Board of Supervisors pursuant to Plumas County Code Sections 2-2.107, 2-2.108 (Exhibit 19), 9-2.905, and 9-2.906 (Exhibit 20). Once the Planning Commission has made a recommendation, the Board of Supervisors will then hold a public hearing and take action on the General Plan Amendment and Zone Change application.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE AND DETERMINATION:

This project is recommended for denial, CEQA does not apply to projects which a public agency rejects or disapproves pursuant to California Public Resource Code Section 15270.

ACTIONS FOR CONSIDERATION:

Staff recommends the Planning Commission take the following actions:

- I. Receive the Planning Department staff report; and
- II. Hold the properly noticed public hearing; and
- III. Discuss the proposed Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01); and
- IV. Adopt Planning Commission Resolution Number P.C. 2025-02 (Exhibit 24) making recommendations to the Board of Supervisors to:
 - A. Find the California Environmental Quality Act (CEQA) does not apply to the Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) because it is a project that is recommended to be disapproved (Public Resources Code Section 21080(b)(5)) and is therefore statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which are Disapproved), subsection (a) which states: "CEQA does not apply to project which a public agency rejects or disapproves."
 - B. Deny the Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) based on the evidence provided in the record, with findings, that the proposed project does not comply and is inconsistent with the following 2035 Plumas County General Plan policies:
 - i. Policy 3.1.6 Noise-Generating Land Uses: The County shall protect important agricultural, commercial, industrial and transportation uses from encroachment by noise sensitive land uses. Temporary and portable industrial operations such as wood processing and gravel recovery operations must be considered on an individual basis and should be located near existing resource extraction or timber harvesting areas.

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

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

Finding—The “Resort and Recreation” General Plan land use designation and “Prime Recreation” primary zoning district would convert mineral resource land and introduce encroachment by non-compatible uses (i.e., lodging facilities/hotels, schools, community care facilities, health services/hospital) to the surrounding 3.5-square mile mining resource production area thus not protecting the long-term economic viability of the area and potentially adversely affecting the sustainable uses of these lands.

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

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

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

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

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

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

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

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

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

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

EXHIBITS:

1. Application for General Plan Amendment from William and Doreen Papanos submitted January 23, 2024
2. Site Plan received March 4, 2024
3. General Plan Land Use Map
4. Zoning Map
5. FEMA Flood Map (FIRM)
6. Bureau of Land Management Map of Papanos Surrounding Mining Claims dated September 11, 2025
7. Comment from Cory Bromby, Cadastral Mapping Specialist, Assessor's office, dated May 16, 2024
8. Comment from Alan Thornhill, Fire Captain Specialist, California Department of Forestry and Fire Protection (CALFIRE), dated June 7, 2024
9. Comment from Mike Battles, Local Development Review Coordinator, CALTRANS, dated June 13, 2024
10. Comment from Kelly Babcock, Caltrans D2 Transit Coordinator, CALTRANS, dated June 14, 2024
11. Comment from Rob Robinette, Acting Director, Environmental Health Department, dated May 16, 2024
12. Comment from Robert Hosea, Environmental Scientist, California Department of Fish and Wildlife, dated May 23, 2024
13. Comment from Pacific Gas and Electric, dated June 12, 2024
14. Comment from Melissa Klundby, Air Pollution Control Specialist, Northern Sierra Air Quality Management District, dated May 14, 2024
15. Comment from Jerred Ferguson, Central Valley Water Quality Control Board, dated May 14, 2024
16. Letter from Mooretown Rancheria of Maidu Indians dated December 19, 2024
17. Plumas County Code Title 9, Chapter 2, Article 34 Mining Zone (M)
18. Plumas County Code Title 9, Chapter 2, Article 23 Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20)
19. Plumas County Code Sections 2-2.107 and 2-2.108
20. Plumas County Code Sections 9-2.905 and 9-2.906
21. Pages from Almanor and Canyon Planning Area Guidelines
22. 2035 Plumas County General Plan (Table 1-3. Land Use Designations and Permissible Densities) land use designation "Mining Resource"
23. 2035 Plumas County General Plan (Table 1-3. Land Use Designations and Permissible Densities) land use designation "Resort and Recreation"
24. Planning Commission Resolution No. P.C. 2025-02

PROPOSAL CONTROL SHEET

DATE RECEIVED: 1/23/24; payment rec'd 3/4/24

FILE SET UP: 3/20/24

FILE NO.: GPA 3-23/24-01

RECEIPT NO.: 71442 & 71443 \$1,878.44

PROPOSAL: General Plan Amendment to change the General Plan Designation and zoning from Mining Resource (M) to Resort and Recreation (REC-P)

APPLICANT: William & Doreen Papanos
866 Singing Trails Drive
El Cajon, CA 92019

PHONE: (619) 855-7053

OWNER:

PHONE:

PARCEL NO.: 002-410-018

ZONING: M, FP, SP-SCA, SP-SCR

LOCATION: 24158 Highway 70, Twain

TOWNSHIP: 25N RANGE: 8E SECTION: 17 AP INC: MAILED:

FIELD REVIEW: AP 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:

Minutes/Permit Mailed:

Final Determination:



RECEIVED
2-27-24

PC Planning+Building

PLUMAS COUNTY PLANNING & BUILDING SERVICES

555 Main Street, Quincy, CA 95971
MARCO VELAZQUEZ, ASSOCIATE PLANNER
530-283-7020
MarcoVelazquez@countysplumas.com
www.countysplumas.com

February 27, 2024

William and Doreen Papanos
866 Singing Trails Drive
El Cajon CA 92019

SENT VIA EMAIL: BillPapanos@gmail.com, DPapanos@gmail.com
CC: TraceyFerguson@countysplumas.com, TimEvans@countysplumas.com

RE: General Plan Amendment and Zone Change

24158 Highway 70
Twain, CA. 95984
APN 002-410-018

Dear William and Doreen Papanos,

On January 23, 2024, the Planning Department received a General Plan Amendment application and associated documents for the proposed general plan land use map amendment and zone change for the property located at 24158 Highway 70, Twain, CA (APN 002-410-018) (4.27 acres), from the existing general plan land use designation of "Mining Resource" to the proposed general plan land use designation of "Resort and Recreation" and from the existing zoning district "Mining (M)" to the proposed zoning district "Recreation (Rec-P)."

Staff completed an initial review and the application submitted has been determined by the Planning Department to be incomplete (as of the date of this letter, February 27, 2024). Pursuant to Plumas County Code Sec. 9-2.903 for General Plan Amendments, the required documentation must be submitted within one (1) year of the date of determining the application incomplete. If the required documentation is not submitted within one (1) year from the date of this letter, the application will be considered withdrawn.

The following additional information is required:

1. The General Plan Amendment application states the following under "What to File?"

"Ten copies of an exhibit map which illustrates the map amendment or zone change and which shows:

- *The boundaries of the property.*
- *Name of the owner of the property*
- *All streets, including alleys and private easements within the boundaries of the map with names of each.*
- *Location map.*

The APN listed under "C. Property" on the cover page of the application is APN 002-410-018. On the "exhibit map" submitted with the application, the APNs listed are 002-420-018 and 002-420-021.

Planning staff notes a discrepancy (e.g., typo) between the property APN on the cover page of the application and those APNs (e.g., multiple) listed on the exhibit map.

Please clarify which parcel(s) the applicant would like to include for the proposed general plan land use map amendment and zone change and submit a REVISED "exhibit map" with three (3) copies showing the property(s) that are relevant to the application.

2. The General Plan Amendment application states the following under "What to File?"

The filing fee set forth in Planning & Building Services fee schedule.

The planning department has received a check for \$1,663.00 from the applicant.

However, the fee on the Planning & Building Services Fee Schedule (enclosed) is \$1,878.44.

There are two options to provide the balance payment:

1. Please provide a check for the full amount of \$1,878.44 (the prior check received can be voided),
OR
2. Please provide an additional check for the balance of \$215.44.

Please call me if you have any questions at (530) 283-7020 or email me at
MarcoVelazquez@countyofplumas.com.

Sincerely,



Marco Velazquez
Associate Planner

Enclosure: Planning & Building Services Fee Schedule

DEPARTMENTAL USE ONLY
Initial Completeness Verified by _____
Date Rec'd 1/23/24
Receipt No. 71442+71443 \$ 1,878.44
File No. GPA 3-23/24-01

GENERAL PLAN AMENDMENT

Instructions to applicant (s):

1. Complete the form and mail or take to: Planning & Building Services
555 Main Street
Quincy, CA 95971
2. Pay the filing fee set forth in the fee schedule.
3. Make the check payable to Planning & Building Services.

APPLICATION FOR:

GENERAL PLAN MAP AMENDMENT
 For a residential development with at least 25% low or moderate income housing

GENERAL PLAN TEXT AMENDMENT

ZONE CHANGE
 Petition by property owner, or
 Resolution of intention requested

A. Applicant (s)

Name William and Doreen Papanos

Mailing Address 888 Singing Trails Dr., El Cajon CA 92108

Telephone 619-855-7053

Emails: billpapanos@gmail.com dpapanos@gmail.com

B. Owner (s)

Name William and Doreen Papanos

Mailing Address 888 Singing Trails Dr., El Cajon CA 92108

Telephone 619-855-7053

C. Property

Street Address 24158 Highway 70, Twain CA 95984

Nearest Town Quincy

Assessor's Parcel Number(s) 002-410-018

Acreage 4.27

D. Applicants Interest in Property

OWNER
 OWNER'S AGENT
 OTHER (Specify) _____

Use additional sheets of paper as necessary to complete the information requested.

List the existing and proposed General Plan designation and the existing and proposed zoning.

EXISTING GENERAL PLAN DESIGNATION Mining Resource

PROPOSED GENERAL PLAN DESIGNATION Resort and Recreation

EXISTING ZONING M / Mining

PROPOSED ZONING REC-P / Recreation

REASON FOR REQUEST See attached.

SUPPORTING INFORMATION The Planning Department can provide information on the necessary supporting information for each possible General Plan Amendment.

HOW WOULD THE AMENDMENT BE OF ECONOMIC, SOCIAL, AND ENVIRONMENTAL BENEFIT TO THE COUNTY?
See attached.

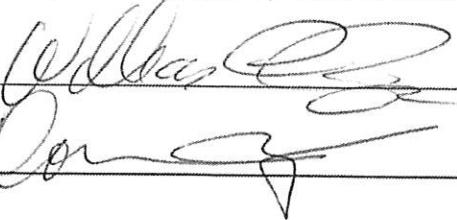
If this is an amendment for a residential development with at least 25% low or moderate income housing, describe how occupation by or availability to persons and families of low or moderate income shall be assured.

NA

If this application for a General Plan Amendment within the Sierra Valley Groundwater Management District, attach a groundwater supply evaluation which meets the standards of that district.

CERTIFICATE AND WAIVER

I, the applicant, 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 herein; and I, as an owner of the property affected by this amendment, petition for this amendment.

 Date 2/28/24

 Date 2/28/24

DEPARTMENTAL USE ONLY
Initial Completeness Verified by _____
Date Rec'd 11/23/24 -
Receipt No. 71442+71443 \$ 878.44
File No. GPA 3-23/24-01

GENERAL PLAN AMENDMENT

Instructions to applicant (s):

1. Complete the form and mail or take to: Planning & Building Services
555 Main Street
Quincy, CA 95971
2. Pay the filing fee set forth in the fee schedule.
3. Make the check payable to Planning & Building Services.

APPLICATION FOR:

GENERAL PLAN MAP AMENDMENT

For a residential development with at least 25% low or moderate income units.

GENERAL PLAN TEXT AMENDMENT

ZONE CHANGE

Petition by property owner, or
 Resolution of intention requested

A. Applicant (s)

Name William and Doreen Papanos

Mailing Address 886 Singing Trails Drive, El Cajon, CA. 92019

Telephone (619) 855-7053

B. Owner (s)

Name William and Doreen Papanos

Mailing Address 886 Singing Trails Drive, El Cajon, CA 92019

Telephone (619) 855-7053

C. Property

Street Address 24158 Highway 70, Twain, CA. 95984

Nearest Town Quincy

Assessor's Parcel Number(s) 002-410-018

Acreage 6.5

D. Applicants Interest In Property

OWNER
 OWNER'S AGENT
 OTHER (Specify) _____

Use additional sheets of paper as necessary to complete the information requested.

List the existing and proposed General Plan designation and the existing and proposed zoning.

EXISTING GENERAL PLAN DESIGNATION Mining Resource

PROPOSED GENERAL PLAN DESIGNATION Resort and Recreation

EXISTING ZONING M / Mining

PROPOSED ZONING REC-P / Recreation

REASON FOR REQUEST See attached.

SUPPORTING INFORMATION The Planning Department can provide information on the necessary supporting information for each possible General Plan Amendment.

Map of subject property is attached.

HOW WOULD THE AMENDMENT BE OF ECONOMIC, SOCIAL, AND ENVIRONMENTAL BENEFIT TO THE COUNTY?
See attached.

If this is an amendment for a residential development with at least 25% low or moderate income housing, describe how occupation by or availability to persons and families of low or moderate income shall be assured.

NA

If this application for a General Plan Amendment within the Sierra Valley Groundwater Management District, attach a groundwater supply evaluation which meets the standards of that district.

CERTIFICATE AND WAIVER

I, the applicant, 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 herein; and I, as an owner of the property affected by this amendment, petition for this amendment.



Date

1-20-2024



Date

1-20-24

Rio Plumas RV Resort, LLC

24158 Highway 70, Twain, CA. 95984, (619) 855-7053

Rio Plumas RV Resort's mission and vision is to *provide opportunities that allow visitors to connect with nature and promote the love of the outdoors thus instilling the need in each individual, to protect and care for our forest environment.*

Rio Plumas RV Resort, LLC General Plan

This serves as a request to the Plumas Planning Department to amend their General Plan and allow for the development of the Rio Plumas RV Resort located at 24158 Highway 70, Twain, CA 95984 .

This amendment will be of economic, social, and environmental benefit to Plumas county for a number of pertinent reasons.

First, the amendment to allow the Rio Plumas RV Resort will be of economic benefit to the county because it will help to bolster the outdoor recreation economy that will in turn, bolster the local business economy of all neighboring communities. According to the EPA-Recreation Economy for Rural Communities promotion of, "...outdoor recreation can help foster community revitalization, protect air and water quality, create jobs and support economic diversification, and offer new opportunities for people to connect with the natural world."

Visitors of the RV resort will add to the neighboring community economy by visiting, shopping, and dining at local shops, restaurants and attractions. According to the research firm, Civic Economics, "48% of money spent in local business recirculates locally... (*Recreation Economy for Rural Communities*, US EPA, EPA.gov. 2012)." Allowing Rio Plumas RV Resort will clearly support the local economy.

As well, Rio Plumas RV Resort will help grow the outdoor recreation opportunity for people to connect with the natural world through the activities at the resort which include; fishing, hiking, camping and enjoying and appreciating nature. Visitors will also be encouraged to explore the area's attractions and scenic golf courses, lakes, water sports, winter sports, fairground events, museums, and local events. These experiences will introduce visitors to new landscapes, new experiences and new communities, while at the same time, supporting local communities and artisans.

Rio Plumas RV Resort, LLC

24158 Highway 70, Twain, CA. 95984, (619) 855-7053

Rio Plumas RV Resort's mission and vision is to *provide opportunities that allow visitors to connect with nature and promote the love of the outdoors thus instilling the need in each individual, to protect and care for our forest environment.*

Finally, Rio Plumas RV Resort will be an environmental benefit to Plumas County because it exposes visitors to the beauty of the forest and all of its natural wonders. As eloquently stated by Sean Si of Overland Kings (*Overland Kings*, 2020), "Camping provides an excellent opportunity for individuals to develop a love for nature and the environment. When you spend time in nature, you become more aware of your surroundings and appreciate the natural world more. You begin to see the beauty and complexity of ecosystems and learn about the importance of preserving natural resources." As we well know, camping promotes conservation efforts that teach environmental protection. It reduces carbon footprint because it involves spending time outdoors and participating in hiking which reduces the need for transportation and other energy-consuming activities. And it teaches the next generation to care for the environment.

The goal of Rio Plumas RV Resort is to provide the opportunity for visitors to enjoy the forest and spend time in nature thus promoting our mission and vision for future generations.

William P. Papanos

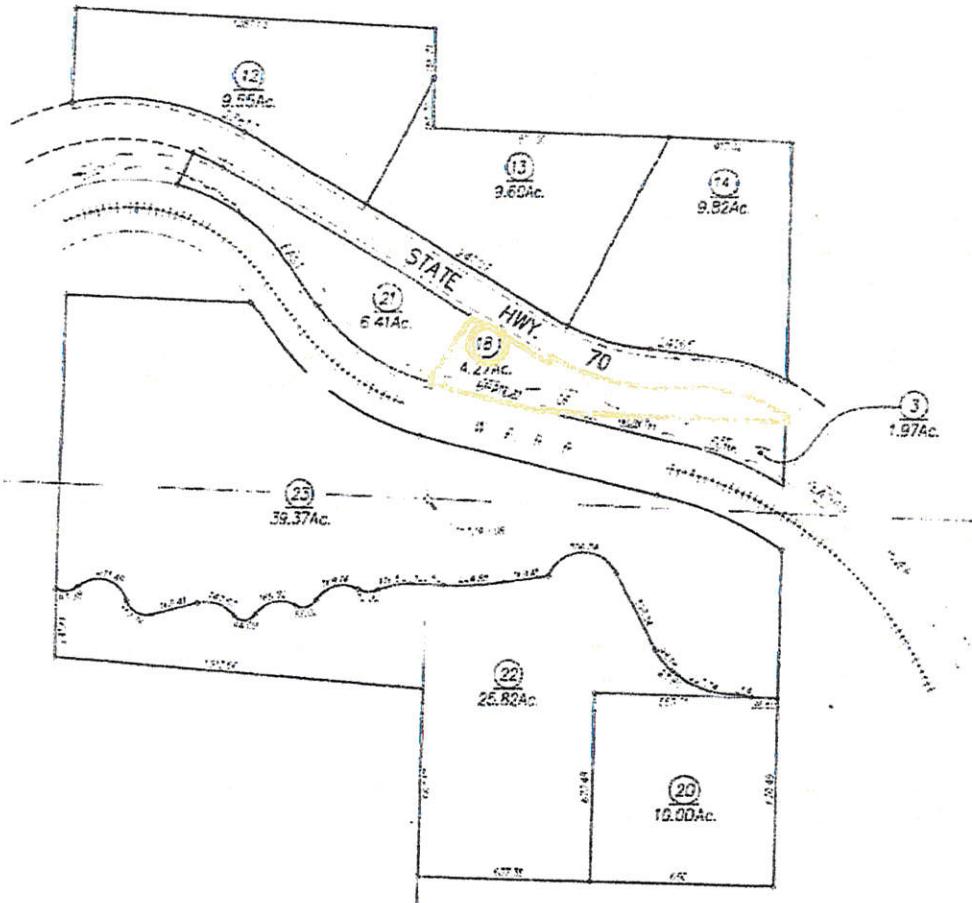


Doreen Papanos



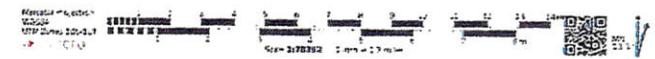
RIO PLUMAS RV RESORT

EXHIBIT 1



SUBJECT PROPERTY

HIWAY 70



VICINITY MAP

APN: 002-420-018

ADDRESS: 24158 HIGHWAY 70
TWAIN, CALIFORNIA 95984

AREA: 4.27 ACRES

OWNER: WILLIAM AND DORREEN PAPANOS

2/28/2024

EXHIBIT 2

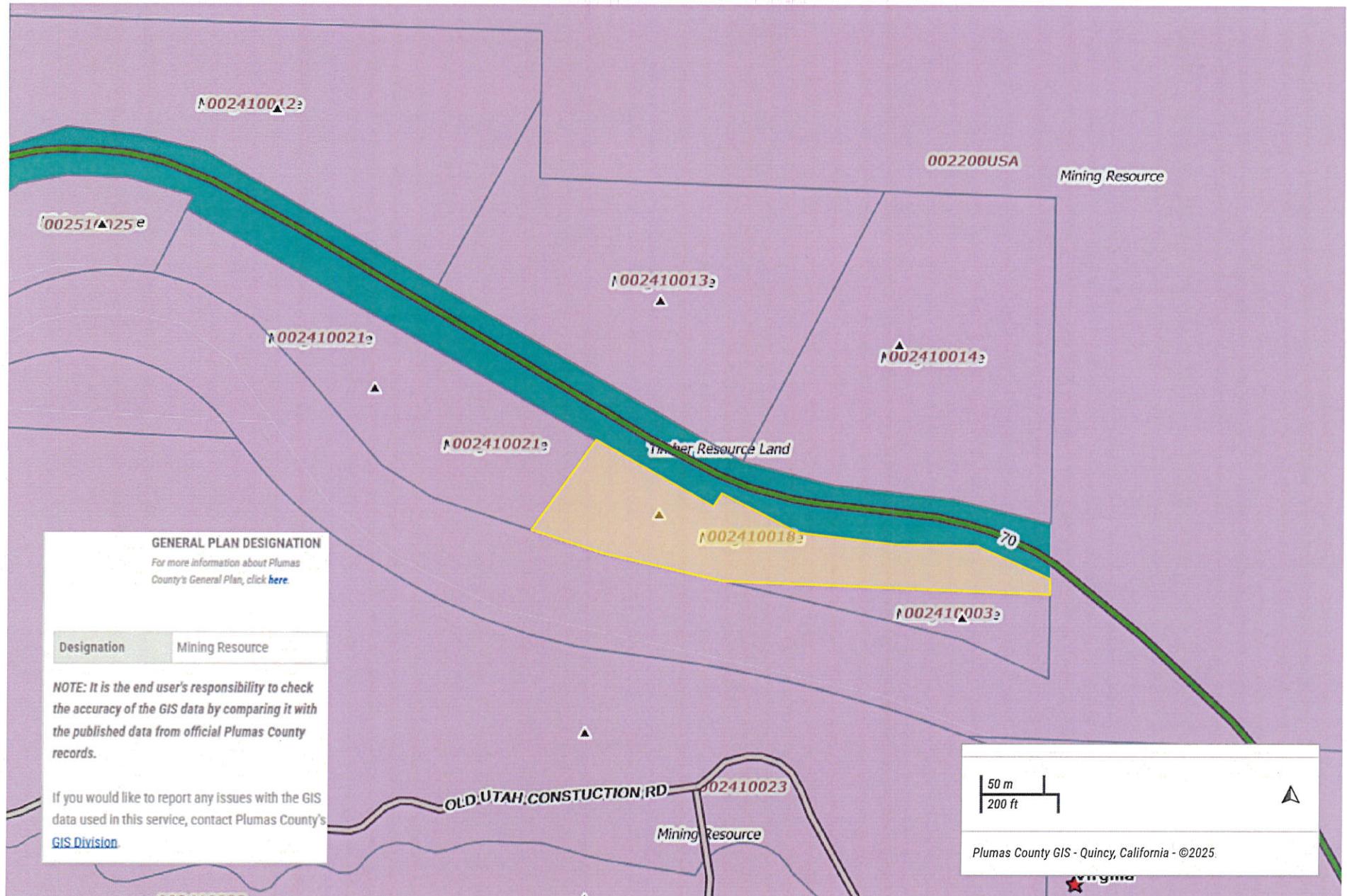


EXHIBIT 3



Plumas County Zoning

Timberland 002200005 on (TPZ)

General Forest (GF)

002200USA

General Forest (GF)
002200USA

002380008

0023900

002510027

002400007

Mining (M)

Mining (M)

Timberland 002200006 on (TPZ)

70

70

He...

Twain

Virgilia

002420003-20

Rural 002430011-20

500 m
2000 ft



Plumas County GIS - Quincy, California - ©2024

EXHIBIT 4

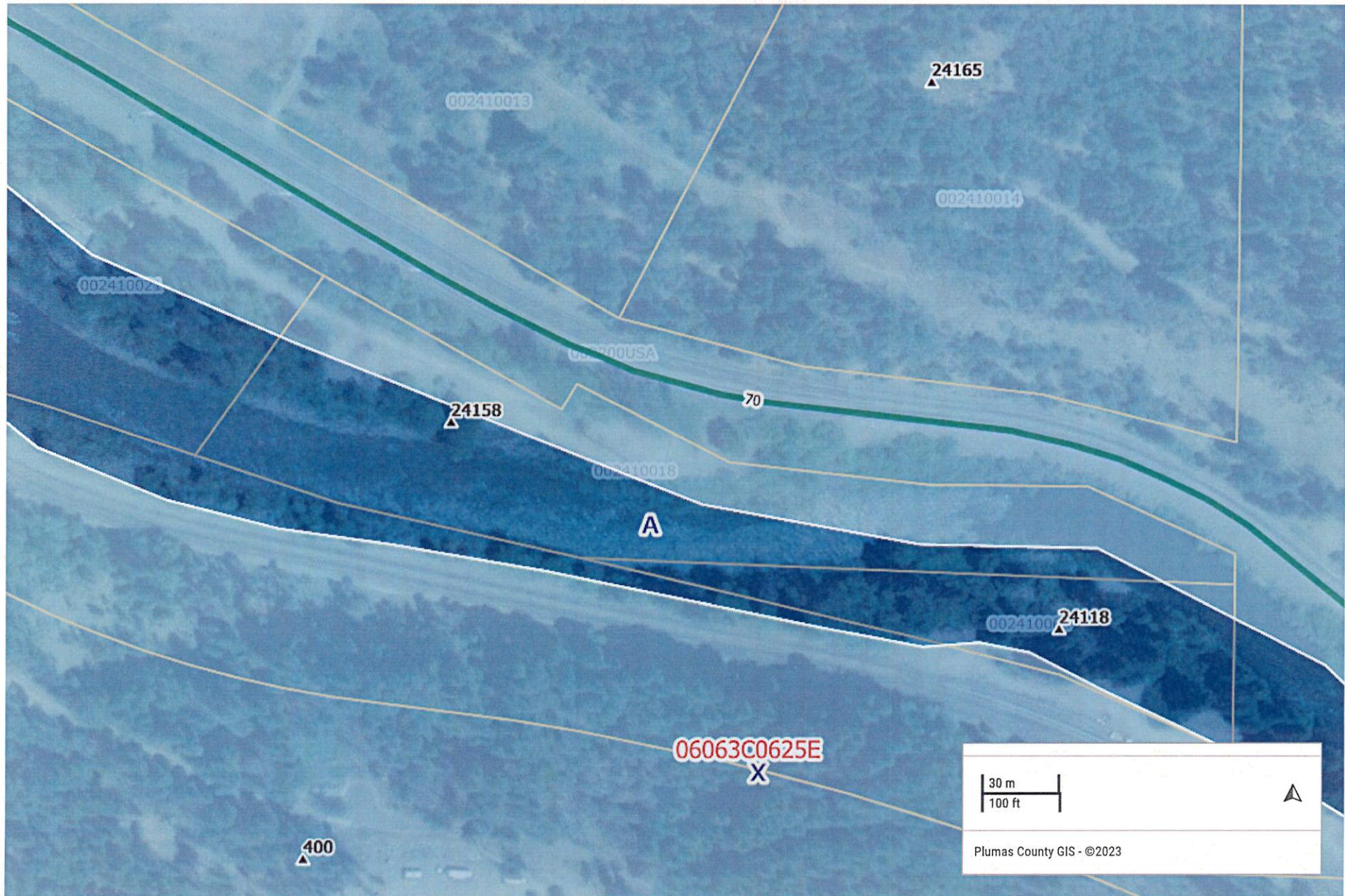
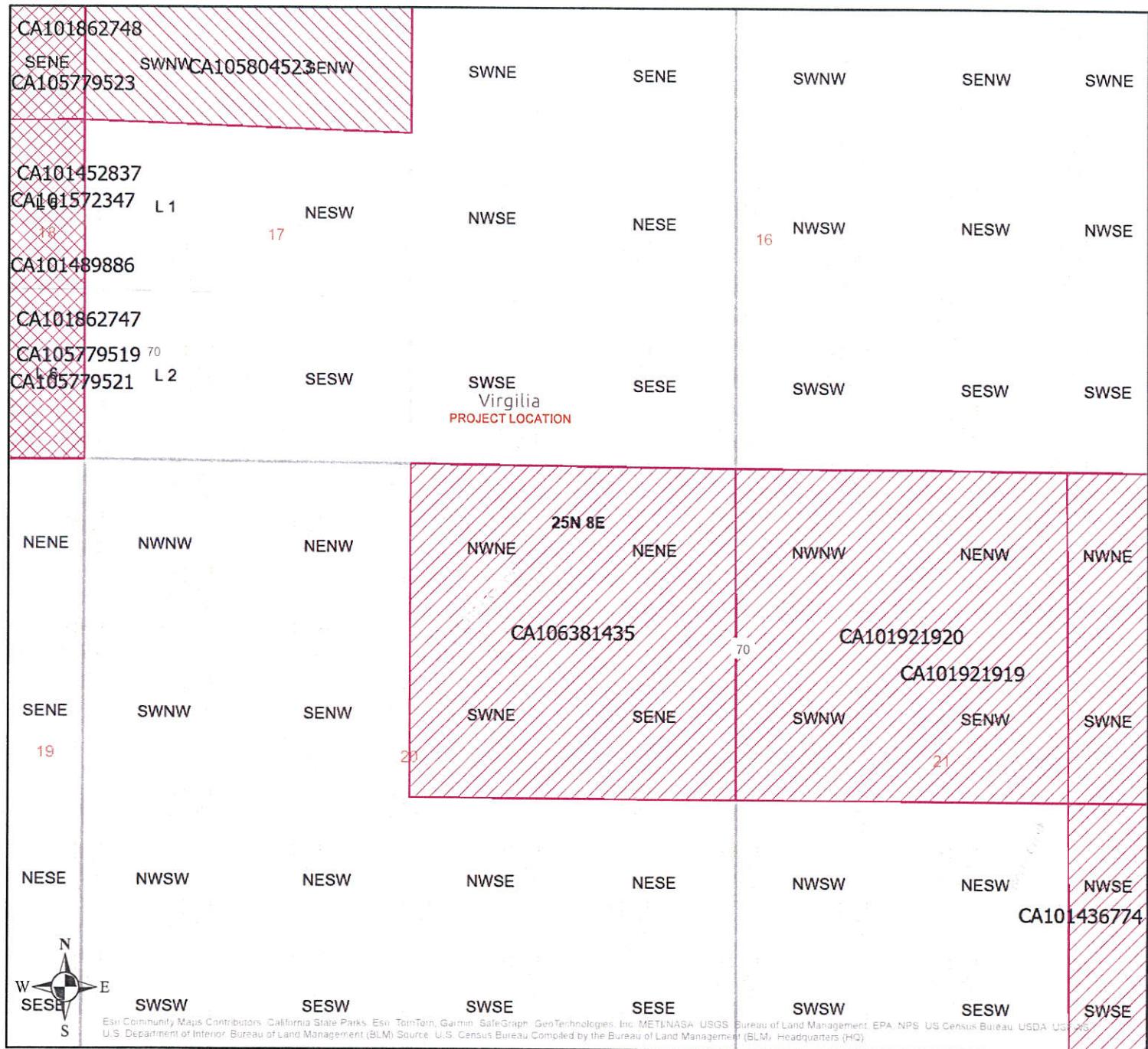
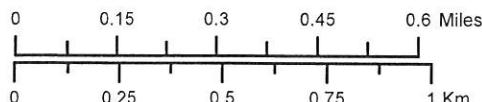


EXHIBIT 5



Papanos Surrounding Mining Claims

September 11, 2025



Layer List
No Visible Layers



No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data. Original data were compiled from various sources. This information may not meet National Map Accuracy Standards. This product was developed through digital means and may be updated without notification.

EXHIBIT 6

To see MLRS Universal Map Legend, see https://mlrs.blm.gov/file-asset/MLRS_Universal_Map_Legend?oid=00Dt00000008aY3&

Velazquez, Marco

From: Bromby, Cory
Sent: Thursday, May 16, 2024 12:24 PM
To: Velazquez, Marco
Cc: Froggatt, Cindie
Subject: RE: GPA 3-23/24-01 Papanos, Zone Change 30 Day review

Hi Marco,

The Assessor's office has "no comment" on this zoning change.

Cory Bromby
Cadastral Mapping Specialist
Plumas County Assessor's Office
1 Crescent Street, Quincy, CA 95971
Phone: (530) 283-6223

From: Velazquez, Marco <marcovelazquez@countyofplumas.com>
Sent: Tuesday, May 14, 2024 1:45 PM
To: Velazquez, Marco <marcovelazquez@countyofplumas.com>
Subject: GPA 3-23/24-01 Papanos, Zone Change 30 Day review

Good Afternoon,

The Planning Department received a General Plan Amendment application to change the general plan designation and zoning from William and Doreen Papanos. The property is located at 24158 Highway 70, Twain (APN 002-410-018; T25N/R8E/Sec.17, MDM). The parcel is currently zoned Mining Resource (M) with a Special Plan Scenic Area (SP-ScA) and Special Plan Scenic Road (Sp-ScR) combining zones. The proposed zoning change is to change from Mining Resource (M) to Resort and Recreation (Rec-P).

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

I would appreciate any suggestions you could make as to how the project might be modified to reduce or avoid any significant effects. Also, I would appreciate any recommendations you can make regarding approval or conditions of approval. **Please be as specific as you can, as that will assist me in obtaining information you might need.**

If you have no comment on this project, I would appreciate being told by returning this memorandum with a "no comment" written on it will do.

Please respond by June 13, 2024, whether you have a comment or not. If you intend to respond but cannot do so by June 13, 2024, please call me at (530) 283-7020.

Best,

Marco Velazquez
Associate Planner

EXHIBIT 7



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Lassen-Modoc Unit
697-345 Highway 36
Susanville, CA 93610
530-257-8520



Date: June 7, 2024

Marco Velazquez, Associate Planner
555 Main Street
Quincy, CA 95971

RE: Reply to Preliminary Review & Consultation

Subject: Project comments

APN: 002-410-018

PDN: GPA 3-23/24-01

Address: 24158 Highway-70 Twain

Mr. Velazquez,

I have conducted a review of the above project per request.

Based on the current information provided, should development occur, all applicable sections of the current State Fire Safe Regulations found in Public Resource code 4290 shall be applied. This request will be forwarded to the Unit Forester to review any environmental concerns.

Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.

Respectfully,

A handwritten signature in blue ink, appearing to read "Alan Thornhill".

Alan Thornhill
Fire Captain Specialist – Plumas County Pre-Fire Planning
CAL FIRE
Lassen-Modoc Unit
Serving Plumas County

EXHIBIT 8

"The Department of Forestry and Fire Protection serves and safeguards the people and protects the property and resources of California."

Velazquez, Marco

From: Battles, Michael@DOT <Michael.Battles@dot.ca.gov>
Sent: Thursday, June 13, 2024 4:25 PM
To: Velazquez, Marco
Cc: Grah, Kathy M@DOT; Babcock, Kelly M@DOT
Subject: Re: GPA 3-23/24-01 Papanos, Zone Change 30 Day review

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Hi Marco,

I am still awaiting comments from Caltrans Traffic Operations department. We have had a bit of a surge the last month or so and they have had lots of work to do through. I was hoping for a response today but it might be tomorrow. Here are the comments I currently have:

1. The property is located adjacent to bi-directional passing lanes. Highway improvements to allowing turning movements might be necessary
2. A permitted commercial driveway will be required
3. Tree removal may be necessary for sight distance

When I receive comments from Traffic Operations, I will pass them on to you immediately Marco. My apologizes for the slight delay. Please let me know if you have any questions.

Sincerely,

Mike Battles
Local Development Review Coordinator
Regional Planning/Local Development Review
Caltrans District 2

From: Velazquez, Marco <marcovelazquez@countyofplumas.com>
Sent: Thursday, June 13, 2024 2:16 PM
To: Velazquez, Marco <marcovelazquez@countyofplumas.com>
Subject: RE: GPA 3-23/24-01 Papanos, Zone Change 30 Day review

EXTERNAL EMAIL. Links/attachments may not be safe.
Good Afternoon,

Today is the deadline for this project. Please send me your comments as soon as possible.

Please disregard this email if you have already responded to this and received this message by mistake.

Velazquez, Marco

From: Babcock, Kelly M@DOT <kelly.babcock@dot.ca.gov>
Sent: Friday, June 14, 2024 5:50 AM
To: Velazquez, Marco
Cc: Grah, Kathy M@DOT; Battles, Michael@DOT
Subject: RE: GPA 3-23/24-01 Papanos, Zone Change 30 Day review

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.

Good Morning Marco,

We received comments from our traffic operations late yesterday! Here are their comments:

VMT: Plumas County does not provide VMT guidance, and the OPR guidance does not address recreational facilities. Despite the lack of clear guidance, the OPR guidance does state that projects with less than 110 trips per day can be found exempt from VMT requirements. The application does not indicate the expected number of trips generated by the development. ITE Trip Generation guidance does not give full day volumes for this land use. Included is the ITE AM Peak chart which shows low expected volumes. Please provide a revised description of the amenity, services and an estimate of the number of RV spaces. Also provide the number of expected vehicle trips per day.

Operations/Safety: The proposed site access exists along a tangent section with passing opportunities in both directions. While this is not ideal from a safety and operations standpoint, it is not unprecedented. There is a similar driveway across the highway which appears to serve semi-trailers and construction equipment. There appears to be an approximately 15' x 350' widened shoulder in the EB direction which would serve as a deacceleration lane.

The two main safety/operation concerns are;

1. *The westbound left turns into the site. I would expect the majority of vehicles to come from the east as there are more proximal services from this direction. While this will not likely create a queueing issue due to expected low volumes, there remains the potential for high-speed rear-end collision. Caltrans 2022 Census lists the ADT and peak hour for this section of SR 70 as 1,250 and 160 respectively. At these low volumes, the potential for collision/conflicts is low. No comments or conditions at this time, but please be aware that high volume trip generation at this site will not be acceptable with the current highway striping configuration.*
2. *Ensuring there is sufficient storage space once off the highway for the largest expected vehicle to pull completely off the highway and shoulder. The existing distance from the fog line to the gate is about 50'. A 45' motor home pulling a boat would not have enough storage to safely pull off the highway from the WB direction. Please demonstrate how the largest vehicle will be accommodated (including when gates are locked).*

Hopefully they are not coming in too late!

Happy Friday!

Kelly Babcock
Caltrans D2 Transit Coordinator
Local Development Review backup
(530) 782-2965

From: Battles, Michael@DOT <Michael.Battles@dot.ca.gov>
Sent: Thursday, June 13, 2024 4:25 PM



Plumas County Environmental Health

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

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

DATE: May 16, 2024

TO: Marco Velazquez, Associate Planner
Plumas County Planning Department

RE: General Plan Amendment Application (GPA 3-2324-01)
William & Doreen Papanos
24158 Highway 70, Twain
APN: 002-410-018; T25N/R8E/Sec 17, MDM

This is to notify you that this Department:

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

No comment for Zone and General Plan amendments.

Note to Applicant: Based upon the narrative provided with the application, it appears that the intended use of the parcel as a Recreational Vehicle Park might not be possible due the regulatory constraints of installing an on-site sewage disposal system, and a potable water system supplied by a drilled well, and their respective distribution systems.

Some of the constraints are as follows:

- The physical narrowness of the parcel located between the river and the highway.
- The flood plain designation covering portions of the parcel.
- The required setbacks of the leachfield area and 100% leachfield replacement area to the river, to any water wells, and to any easements.
- The unknown suitability of the ground as to depth and quality of soil, the soil absorption rate (percolation rate), and the depth to seasonal and year-round groundwater.

Merging this parcel with the adjoining parcel or adjusting the lot line to increase the size of the subject parcel, or creating an easement onto the adjoining parcel, might provide enough suitable area for sewage disposal and the water system.

Environmental Health suggests contracting with a CA licensed Civil Engineer to conduct an evaluation of the project area and make written recommendations taking into consideration the requirements of Plumas County Code (PCC), Title 6, Chapter 6 "Sewage Disposal" and PCC, Title 6, Chapter 9 "Water Supply Systems". The PCC is available upon request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob Robinette".
Rob Robinette
Environmental Health Specialist III

Velazquez, Marco

From: Hosea, Robert@Wildlife <Robert.Hosea@Wildlife.ca.gov>
Sent: Thursday, May 23, 2024 4:43 PM
To: Velazquez, Marco
Cc: Wildlife R2 CEQA; Boyd, Ian@Wildlife; Sheya, Tanya@Wildlife; Kilgour, Morgan@Wildlife
Subject: CDFW Response-GPA 3-23/24-01 Papanos, Zone Change 30 Day review

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Dear Marco Velazquez:

The California Department of Fish and Wildlife (CDFW) received and reviewed the Request for Comments from the Plumas County Planning Department (County) for the Rio Plumas Recreational Vehicle (RV) Resort, LLC General Plan amendment (Project) pursuant the California Environmental Quality Act (CEQA) statute and guidelines.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, native plants, and their habitat. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may need to exercise its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Fish & G. Code, § 1802.) Similarly for purposes of CEQA, CDFW provides, as available, biological expertise during public agency environmental review efforts, focusing specifically on Projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The Project is located at 24158 Highway 70, Twain, CA 95984 in Plumas County.

The Project consists of an amendment to the County's General Plan to allow for the development of the Project. The amendment to the General Plan would rezone approximately 4.27 acres of property at the location described above from Mining Resource to Recreation zoning. This rezoning and potential amendment to the general plan may allow for the development of an RV resort. The request for comments does not include a description of how the RV resort would be developed or identify the quantity of RV sites that would be included in the development if approved.

At this time CDFW has no comments related to the requested rezoning of the parcel to accommodate establishing a Recreational Vehicle (RV) park. However, we have noted that the North Fork Feather River crosses the parcel in question. As such, CDFW would like to add the following comment related to any future uses for the property: If, at some time in the future, the project proponent proposes to carry out any type of activity, including, but not limited to, improving river access from the property, installing a crossing to allow for access to the other side of the river, or other activities which could impact the bed, bank, channel or flow of the river or its associated riparian zone then Fish and Game Code section 1602, as noted below, may apply to those planned activities and require Notification to CDFW.

Section 1602 of the Fish and Game Code requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following:

1. Substantially divert or obstruct the natural flow of any river, stream or lake;
2. Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or
3. Deposit debris, waste, or other materials where it may pass into any river, stream, or lake.

Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNDDB field survey form can be found at the following link: <https://wildlife.ca.gov/Data/CNDDB/Submitting-Data>. The completed form can be mailed electronically to CNDDB at the following email address: CNDDB@wildlife.ca.gov. The types of information reported to CNDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDB/Plants-and-Animals>.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

Pursuant to Public Resources Code § 21092 and § 21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the proposed project. Written notifications shall be directed to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670 or emailed to R2CEQA@wildlife.ca.gov.

CDFW appreciates the opportunity to provide early comments on the Project and to assist the County in identifying and mitigating Project impacts on biological resources. CDFW personnel are available for consultation regarding biological resources and strategies to minimize impacts. Questions regarding this letter or further coordination should be directed to Robert Hosea, Environmental Scientist at (530) 708-1199 or robert.hosea@wildlife.ca.gov.

-Robert Hosea, Environmental Scientist
North Central Region, Habitat Conservation Program
California Department of Fish and Wildlife
(530) 708-1199

June 12, 2024

Marco Velasquez
County of Plumas
555 Main St
Quincy, CA 95971

Re: GPA 3-23/24-01
Papanos

Dear Marco Velasquez,

Thank you for providing PG&E the opportunity to review the proposed plans for GPA 3-23-24-01 dated 5/14/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

EXHIBIT 13

Velazquez, Marco

From: Melissa Klundby <melissak@myairdistrict.com>
Sent: Tuesday, May 14, 2024 2:11 PM
To: Velazquez, Marco
Cc: Suzie Tarnay; Ferguson, Tracey
Subject: Re: GPA 3-23/24-01 Papanos, Zone Change 30 Day review

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Thank you, in that case for the zone change we have no comment. We will provide comments when notified of the campground permit. Thank you

On Tue, May 14, 2024 at 2:04 PM Velazquez, Marco <marcovelazquez@countyofplumas.com> wrote:

Good Afternoon Melissa,

The applicant will need to apply for a campground permit in order to operate as a resort.

If the applicant chooses to apply for a campground permit after the General Plan Amendment process, then it will be circulated to you.

Best,

Marco Velazquez

Associate Planner



Plumas County Planning Department

From: Melissa Klundby <melissak@myairdistrict.com>
Sent: Tuesday, May 14, 2024 1:58 PM
To: Velazquez, Marco <marcovelazquez@countyofplumas.com>; Suzie Tarnay <suziet@myairdistrict.com>
Subject: Re: GPA 3-23/24-01 Papanos, Zone Change 30 Day review

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.

Hi Marco,

Do you anticipate a separate notice to us for the Rio Vista RV Resort Development plan?

On Tue, May 14, 2024 at 1:45 PM Velazquez, Marco <marcovelazquez@countyofplumas.com> wrote:

Good Afternoon,

The Planning Department received a General Plan Amendment application to change the general plan designation and zoning from William and Doreen Papanos. The property is located at 24158 Highway 70, Twain (APN 002-410-018; T25N/R8E/Sec.17, MDM). The parcel is currently zoned Mining Resource (M) with a Special Plan Scenic Area (SP-ScA) and Special Plan Scenic Road (Sp-ScR) combining zones. The proposed zoning change is to change from Mining Resource (M) to Resort and Recreation (Rec-P).

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

I would appreciate any suggestions you could make as to how the project might be modified to reduce or avoid any significant effects. Also, I would appreciate any recommendations you can make regarding approval or conditions of approval. **Please be as specific as you can, as that will assist me in obtaining information you might need.**

If you have no comment on this project, I would appreciate being told by returning this memorandum with a "no comment" written on it will do.

Please respond by June 13, 2024, whether you have a comment or not. If you intend to respond but cannot do so by June 13, 2024, please call me at (530) 283-7020.

Best,

Velazquez, Marco

From: Ferguson, Jerred@Waterboards <Jerred.Ferguson@Waterboards.ca.gov>
Sent: Tuesday, May 14, 2024 2:13 PM
To: Velazquez, Marco
Cc: Ferguson, Tracey; Evans, Tim
Subject: Re: GPA 3-23/24-01 Papanos, Zone Change 30 Day review

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Marco,

The Central Valley Water Board does not have any specific comments for a zone change, but would likely have comments for the construction of a campground.

Please let me know if there is any further information I can provide.

Thank you,
Jerred

From: Velazquez, Marco <marcovelazquez@countyofplumas.com>
Sent: Tuesday, May 14, 2024 2:08 PM
To: Ferguson, Jerred@Waterboards <Jerred.Ferguson@Waterboards.ca.gov>
Cc: Ferguson, Tracey <TraceyFerguson@countyofplumas.com>; Evans, Tim <TimEvans@countyofplumas.com>
Subject: RE: GPA 3-23/24-01 Papanos, Zone Change 30 Day review

EXTERNAL:

Good Afternoon Jared,

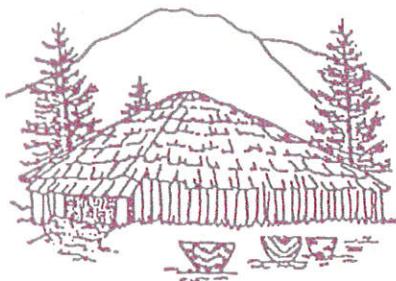
This General Plan Amendment application is only for a zone change. If they choose to operate a resort, they will need to file a campground permit with the county.

Best,

Marco Velazquez
Associate Planner



Plumas County Planning Department



Mooretown Rancheria

#1 Alverda Drive
Oroville, CA 95966
(530) 533-3625 Office
(530) 533-3680 Fax

RECEIVED

DEC 23 2024

PC Planning+Building

December 19, 2024

Mr. Marco Velazquez
Associate Planner
Plumas County Planning Department
555 Main Street
Quincy, CA 95971

Re: Proposed Senate Bill 18 Tribal Consultation- Papanos, General Plan Amendment and Zone Change (GPA 3-23/24-01) Project - Twain, Plumas County, CA

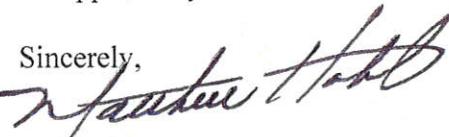
Dear Mr. Velazquez:

Thank you for your letter dated, 12/10/2024, seeking information regarding the proposed general plan amendment and zone change project in Plumas County, California on APN: 002-410-018-000. Based on the information provided, the Mooretown Rancheria is not aware of any known cultural resources on this site. However, as the project progresses, if any new information or human remains are found, we do have a process to protect such important and sacred artifacts (especially near rivers or streams).

Please contact the following individual if questions arise, or tribal cultural items are found:

THPO
Matthew.hatcher@mooretown.org

Thank you for providing us with this notice and opportunity to comment.

Sincerely,


Matthew Hatcher
Tribal Historic Preservation Officer

EXHIBIT 16

"Concow - Maidu"

Article 34. - MINING ZONE (M)

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

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

(§ 3, Ord. 84-593, eff. January 3, 1985)

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

(a) The following uses shall be permitted in the Mining Zone (M):

(1) Mining, agriculture, timber management, hydroelectric generation, water impoundment, public utility facilities, animal breeding and boarding, and limited electric generation;

(2) One dwelling unit;

(2.1) Accessory dwelling units as set forth in Article 45, Accessory Dwelling Units, of this chapter; and

(3) Child day care homes and limited child day care homes.

(b) The following uses shall be permitted subject to site development review as set forth in Article 11.3 of this chapter:

(1) Hydroelectric generation.

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

(1) Recreation facilities and public service facilities.

(d) Telecommunications facilities in the Mining Zone (M) shall be as permitted in Section 9-2.4105, Permits Required, of Article 41, Telecommunications, of this chapter, except as exempted under Section 9-2.4106 Exemptions, of Article 41, Telecommunications, of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 27, Ord. 86-623, eff. February 6, 1986; § 1(Exh. A), Ord. 2019-1116, adopted January 22, 2019; § 1(Exh. A) Ord. No. 2024-1154 adopted May 7, 2024)

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

No structure in the Mining Zone (M) shall exceed 100 feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet, and wind turbines which may be any height subject to the issuance of a special use permit and Board of Supervisors' approval.

(§ 3, Ord. 84-593, eff. January 3, 1985; § 1, Ord. No. 2005-1038, adopted October 11, 2005)

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

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

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 6, Ord. 94-834, eff. June 23, 1994; § 1(Exh. A), Ord. 2019-1122, adopted October 15, 2019)

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

The minimum yard requirements in the Mining Zone (M) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards) and Sec. 9-2.4504 of Article 45 of this Chapter (Accessory Dwelling Units: Development Standards):

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. October 3, 1991; § 21, Ord. No. 2004-998, adopted January 6, 2004; § 1(Exh. A), Ord. 2018-1114, adopted October 9, 2018; § 1(Exh. A), Ord. No. 2024-1154, adopted May 7, 2024)

Sec. 9-2.3406. - Parking and loading (M).

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

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.3407. - Signs (M).

- (a) Signs in the Mining Zone (M) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall not exceed thirty-two (32) square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Article 23. - RECREATION ZONES (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20)

Sec. 9-2.2301. - Purpose (Rec).

The purpose of the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) is to provide for the development of prime recreation site with dwelling unit density compatible with the opportunity area in which the prime recreation site is located and to provide for multiple uses of prime recreation sites in a manner supportive of recreational uses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2302. - Uses (Rec).

- (a) The following uses shall be permitted in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20):
 - (1) Boat ramps, boat services, camp grounds, lodging facilities, marinas, postal services, recreation facilities, and resorts;
 - (2) When in conjunction with and subordinate to a use permitted in subsection (1) of this subsection, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, health services, Laundromats™, personal services, places of assembly, limited recycling facilities, restaurants, retail stores, and taverns; and
 - (3) One dwelling unit, including additional quarters, or limited residential alcohol and drug recovery facility; and
 - (4) Accessory dwelling units as set forth in Article 45, Accessory Dwelling Units, of this chapter.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Alcohol and drug recovery facilities, community care facilities, mining, public service facilities, public utility facilities, recycling facilities, rooming facilities, and schools.
 - (2) In Rec-P, Rec-1 and Rec-3: Indoor shooting ranges.
 - (3) In Rec-10 and Rec-20: Limited electric generation and shooting ranges.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit: dwelling units in recreation-oriented residential developments at the ratio of up to:
 - (1) Rec-P: Seven (7) per acre;
 - (2) Rec-1: One to three (3) acres per dwelling unit;
 - (3) Rec-3: Three (3) to ten (10) acres per dwelling unit;
 - (4) Rec-10: Ten (10) to twenty (20) acres per dwelling unit; and
 - (5) Rec-20: Twenty (20) acres per dwelling unit.

(d) Telecommunications facilities in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) shall be as permitted in Section 9-2.4105 Permits Required, of Article 41, Telecommunications, of this chapter, except as exempted under Section 9-2.4106 Exemptions, of Article 41, Telecommunications, of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 19, Ord. 86-623, eff. February 6, 1986, Ord. 86-643, eff. November 6, 1986, § 1, Ord. 89-719, eff. November 2, 1989, § 1, Urgency Ord. 91-757, eff. July 18, 1991; § 1, Ord. 91-759, eff. August 1, 1991; and § 2, Ord. No. 2007-1061, adopted November 6, 2007; § 1(Exh. A), Ord. 2019-1116, adopted January 22, 2019; § 5(Exh. A), Ord. 2019-1121, adopted October 15, 2019; § 1(Exh. A), Ord. No. 2024-1154 adopted May 7, 2024)

Sec. 9-2.2303. - Height (Rec).

No structure in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

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

(a) The minimum lot areas in the Recreation Zones shall be as follows:

- (1) The minimum net lot area in the Rec-P Zone shall be 8,500 square feet.
- (2) The minimum net lot area in the Rec-1 Zone shall be one acre.
- (3) The minimum gross lot area in the Rec-3 Zone shall be three (3) acres.
- (4) The minimum gross lot area in the Rec-10 Zone shall be ten (10) acres.
- (5) The minimum gross lot area in the Rec-20 Zone shall be twenty (20) acres.

(b) The minimum widths in the Recreation Zones shall be as follows:

- (1) The minimum width in the Rec-P Zone shall be sixty (60') feet.
- (2) The minimum width in the Rec-1 Zone shall be 120 feet.
- (3) The minimum width in the Rec-3 Zone shall be 150 feet.
- (4) The minimum width in the Rec-10 Zone shall be 300 feet.
- (5) The minimum width in the Rec-20 Zone shall be 300 feet.

(c) The maximum building coverage in the Rec-P, the Rec-1, the Rec-3, the Rec-10, and the Rec-20 Zones shall not exceed seventy (70%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 6, Ord. 99-915, eff. June 3, 1999; § 1(Exh. A), Ord. 2019-1122, adopted October 15, 2019)

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

The minimum yard requirements in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards) and Sec. 9-2.4504 of Article 45 of this Chapter (Accessory Dwelling Units: Development Standards):

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet, except ten (10') feet for yards adjacent to a residentially zoned parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. October 3, 1991; § 12, Ord. No. 2004-998, adopted January 6, 2004; § 1(Exh. A), Ord. 2018-1114, adopted October 9, 2018; § 1(Exh. A), Ord. No. 2024-1154, adopted May 7, 2024)

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

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

(§ 3, Ord. 84-593, eff. January 3, 1985)

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

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

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 19, Ord. 86-623, eff. February 6, 1986, and Ord. 86-643, eff. November 6, 1986)

Sec. 2-2.107. - Duties.

In conformance with the Planning and Zoning Law, Title 7 of the California Government Code, commencing with Section 65000, the Planning Commission shall:

- (a) Periodically review and recommend action on the general plan for the County;
- (b) Periodically review and recommend action on any specific plans for the County;
- (c) Periodically review and recommend action on the zoning ordinances of the County; and
- (d) Initiate amendments to boundaries of zones and provisions of Chapter 2 of Title 9 of this Code pursuant to Section 9-2.902 of Article 9 of Chapter 2 of Title 9 of this Code.

(§ 1, Ord. 05-1026, adopted March 29, 2005)

Sec. 2-2.108. - Recommendations.

Recommendations by the Planning Commission shall be made by resolution. Resolutions shall be written and shall show how each member voted thereon.

(§ 1, Ord. 05-1026, adopted March 29, 2005)

Sec. 9-2.905. - Planning Commission hearings: Notices.

The Planning Director shall give notice of the hearing as set forth in Article 11.5 of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 5, Ord. 85-607, eff. June 13, 1985)

Sec. 9-2.906. - Planning Commission recommendations.

- (a) After the hearing the Commission shall render its decision in the form of a written recommendation to the Board.
- (b) The recommendation shall include the reasons for the recommendation and the relationship of the amendment to the General Plan.
- (c) The recommendation shall be transmitted to the Board in a form and manner specified by Section 2-2.108 of Article 1 of Chapter 2 of Title 2 of this Code.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 5, Ord. 85-607, eff. June 13, 1985; § 4, Ord. 05-1026, adopted March 29, 2005)

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.

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 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.

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.

Land Use Protection Measures:

1. Maintain resource, rural residential, and recreational uses.
2. Utilize density transfer to maintain open space characteristics of the Feather River Canyon.
3. Prohibit off-premise advertising signs.
4. Encourage the nomination of resorts and homesites which may qualify for State historic landmark designation or for the National Registration of Historic Places.

SCENIC ROADS

The following County road segments provide important access to views of near or distant scenic areas:

302 Storrie Road: From Butte County to end

307 Humbug Road: From Butte County to Humbug Creek Road

308 Humboldt Road: From State Highway 89 to Butte County

310 Almanor Drive West: From State Highway 89 to Prattville

311 Old Red Bluff Road: From Warner Valley Road to Tehama County

312 Chester Warner Valley Road: From the Old Red Bluff Road to end

325 Rocky Point Campground Road: From State Highway 89 to end

Protection Measures and Development Standards:

Establish a 100-foot scenic corridor measured from the edge of the highway easement. The following development standards shall apply:

1. No off-premise advertising signs.
2. Signs, on-premise only, shall not exceed 6 square feet maximum for residential uses and 100 square feet maximum area for commercial uses.
3. Locate transmission and utility lines where they may be concealed by vegetation or topographical features.
4. Establish building exclusion areas within 50 feet

from perennial streams or irrigation ditches, measured from the top of the bank.

5. Maintain natural topographical features within public road rights-of-way, where it is not a clear and present danger to public health, safety, and welfare.

SCENIC HIGHWAYS

The following State highways provide important access to views of near or distant scenic areas:

89

Excluding Canyon Dam

36

From the intersection of State Highway 89 to Tehama County; West Causeway/Chester to Lassen County

147

70

Protection Measures and Development Standards:

Establish a 100-foot scenic corridor measured from the edge of the highway easement. The following development standards shall apply:

1. No off-premise advertising signs.
2. Signs, on-premise only, shall not exceed 6 square feet maximum for residential uses and 100 square feet maximum area for commercial uses. Signs will not exceed the height of any on-site building roof line. No pennants or flashing lights shall be permitted.
3. Locate transmission and utility lines where they may be concealed by vegetation or topographical features.
4. Establish building exclusion areas within 50 feet from perennial streams or irrigation ditches, measured from the top of the bank.
5. Maintain natural topographical features within public rights-of-way where it is not a clear and present danger to public health, safety and welfare.

Application of Development Standards

Where scenic roads and highways are embodied by a scenic area, development standards for scenic roads and highways shall prevail within their established corridors.

Table 1-3. Land Use Designations and Permissible Densities

Land Use	Density	Additional Detail	Maximum Land Coverage	Height
<i>Land Use – Industrial</i>	<i>Density</i>	<i>Additional Detail</i>	<i>Maximum Land Coverage</i>	<i>Height</i>
Industrial The purpose of the Industrial designation is to provide for industrial uses where access is available to transportation routes, transportation facilities, and public service facilities and where surrounding land use and the environmental setting will permit most uses without major adverse impacts. This designation allows the processing, manufacturing, assembly, packaging, storage and distribution of goods and commodities. Retail sales and wholesaling are permitted when association with and appurtenant to a permitted industrial use.	1 dwelling unit/existing parcel in conjunction with an industrial use.	A legally existing parcel is allowed one dwelling unit, if zoning and building standards can be met.	70%	Maximum height for dwelling units is 35 feet. Timber product manufacturing structures shall not exceed 125 feet in height. Maximum height for other structures is 75 feet.
<i>Land Use – Mining Resource</i>	<i>Density</i>	<i>Additional Detail</i>	<i>Maximum Land Coverage</i>	<i>Height</i>
Mining Resource Lands The purpose of this designation is to encourage the production and conservation of minerals, while preserving the values related to recreation, water resources, air quality, agriculture and timber resources, aesthetics and wildlife and fisheries habitat protection.	1 dwelling unit/existing parcel. 1 dwelling unit/10 acres for new subdivisions of land.	A legally existing parcel is allowed one dwelling unit, if zoning and building standards can be met. For new divisions of land the minimum parcel size is 10 acres.	Each dwelling unit and accessory buildings can cover no more than 1 acre. Maximum total coverage is 70%.	Maximum height for dwelling units is 35 feet. Maximum height for other structures is 100 feet.

EXHIBIT 22

Table 1-3. Land Use Designations and Permissible Densities

Land Use	Density	Additional Detail	Maximum Land Coverage	Height
<i>Land Use – Resort and Recreation</i>	<i>Density</i>	<i>Additional Detail</i>	<i>Maximum Land Coverage</i>	<i>Height</i>
Resort and Recreation The purpose of the Resort and Recreation designation is to provide for multiple uses of recreation sites, for commerce in a manner supportive of recreational uses and to provide for open space and open space recreation uses. Examples include campgrounds and recreational vehicle parks, lodging facilities, recreation facilities and resorts, restaurants, marinas and boat services. Certain uses are limited and allowed in conjunction with and subordinate to a permitted recreational use. Examples include business offices, day care facilities, personal services and places of assembly.	1 dwelling unit/existing parcel	A legally existing parcel is allowed one dwelling unit, if zoning and building standards can be met.	70%	Maximum height for structures is 35 feet.

EXHIBIT 23

RESOLUTION NUMBER P.C. 2025-02

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

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

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

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

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

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

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

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

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

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

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

- A. Find the California Environmental Quality Act (CEQA) does not apply to the Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) because it is a project that is recommended to be disapproved (Public Resources Code Section 21080(b)(5)) and is therefore statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which are Disapproved), subsection (a) which states: “CEQA does not apply to project which a public agency rejects or disapproves.”
- B. Deny the Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) based on the evidence provided in the record, with findings, that the proposed project does not comply and is inconsistent with the following 2035 Plumas County General Plan policies:
 - i. Policy 3.1.6 Noise-Generating Land Uses: The County shall protect important agricultural, commercial, industrial and transportation uses from encroachment by noise sensitive land uses. Temporary and portable industrial operations such as wood processing and gravel recovery operations must be considered on an individual basis and should be located near existing resource extraction or timber harvesting areas.

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

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

Finding—The “Resort and Recreation” General Plan land use designation and “Prime Recreation” primary zoning district would convert mineral resource land and introduce encroachment by non-compatible uses (i.e., lodging facilities/hotels, schools, community care facilities, health services/hospital) to the surrounding 3.5-square mile mining resource production

area thus not protecting the long-term economic viability of the area and potentially adversely affecting the sustainable uses of these lands.

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

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

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

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

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

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

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

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

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

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

The foregoing Resolution was duly passed and adopted by the Plumas County Planning Commission at a meeting held on the 20th day of November, 2025, by the following roll call vote:

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

Said resolution to be effective as of the 20th day of November, 2025.

Harvey West
Chair, Plumas County Planning Commission

ATTEST:

Tracey Ferguson, AICP, Planning Director